



304, 138 18 Avenue SE  
Calgary, Alberta

MLS # A2128830



**\$418,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Cable Connected, Electricity C
<b>Features:</b>	Bookcases, Closet Organizers, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This bright, spacious, luxury condo in vibrant Mission district would make an excellent corporate luxury long term rental. Located in the heart of the entertainment district, the suite is on the north side of the building, away from the traffic and features great downtown views, a balcony large enough for a BBQ and a living room with a gas fireplace. The master bedroom is one of the largest you'll see in the area with a three sided walk-in closet and very private 4 pce ensuite bath with soaker tub. Next to the dining area is a tranquil meditation space. From the front door to the balcony, and both bedrooms, the floors are done in ceramic tile and wall to wall carpet. Heat is in-floor radiant throughout the suite. All furniture including sofas and beds, and a fully equipped kitchen with small appliances, glassware and cutlery can be had as part of the deal. There is one titled parking stall in the heated underground garage with the storage adjacent. Excellent transit connections north and south, the MNP fitness centre is just south across the river flowing nearby. A separate high school is just up the street and all of Mission a few blocks further. Prime cycling and walking trails along the Elbow River at your door, all services including health, groceries, banks and auto care available.