



**401, 120 18 Avenue SW  
Calgary, Alberta**

**MLS # A2149124**



**\$360,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Duke in the sought after community of Mission. This south facing 1 bed 1 bath + den unit is located on the top floor in a 4 story building and is also Air BnB friendly. No common walls on either side and nobody above, it is a very quiet unit. You walk onto the tiled entrance way that leads into the enormous living area that features engineered hardwood flooring, upgraded ceiling lighting and external A/C to keep cool. The kitchen comes equipped with an updated Whirlpool gas range, hood vent and microwave. The kitchen sink is located on the large breakfast bar, allowing plenty of room for those who love to cook. The fridge has an ice maker and water dispenser as well. There is a bonus Den for those looking for an additional office space or guest room. The bedroom is large and has big windows to allow the room to fill with natural light. There is a walk thru closet that leads into the 4-piece bathroom with soaker tub. The balcony is large and spacious. This unit comes with a TITLED PARKING space and assigned storage locker. This unit is close to parks, playgrounds, schools, river pathways, public transit, shopping, and all the amenities Calgary has to offer. The current tenant is on a fixed term contract until Jan 31/2025, and is paying \$2,100/month.