



**304, 138 18 Avenue SE**  
**Calgary, Alberta**

**MLS # A2183603**



**\$365,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2001 (24 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>	None	<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>	Breakfast Bar, Closet Organizers, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your sophisticated urban retreat in the heart of Mission, one of Calgary's most sought-after neighborhoods. Close to STAMPEDE, 17TH AVENUE, and the REC CENTRE! This luxurious 2-bedroom condo, located on the third floor, offers a perfect blend of style, comfort, and convenience, with serene views of downtown from the balcony on the quiet north side of the building, away from the hustle and bustle of traffic. As you step inside, you'll be greeted by a bright and spacious open-concept living area that exudes elegance. This condo has just been fully REPAINTED and NEW CARPETS installed (February 2025). The kitchen is a chef's delight, featuring a breakfast bar, corner pantry, a BRAND NEW STOVE and HOOD FAN (February 2025), and sleek tile flooring that adds to the modern aesthetic. The adjoining dining and living areas are enhanced by rich hardwood flooring, creating a warm and inviting atmosphere. The living room is the perfect spot to unwind, with a cozy gas fireplace accented by tasteful tile work and a mantle, providing a beautiful focal point. The primary bedroom is a luxurious sanctuary, offering a private 4-piece ensuite with a relaxing soaker tub, ideal for unwinding after a long day. The primary bedroom also includes a spacious 3-sided walk-in closet, providing ample storage and organization. The second bedroom is equally spacious and versatile, suitable for guests or a home office. Adjacent to the dining room, a cozy sitting area offers a quiet nook for reading or relaxing, while the nearby 4-piece bathroom serves both guests and the second bedroom. The in-suite laundry room, complete with a stacked washer and dryer, adds convenience and practicality to this well-appointed home. A NEW THERMOSTAT and HEAT CONTROLLER in the mechanical room were also replaced in February 2025. Enjoy the best of

urban living in Mission, with trendy cafes, restaurants, shops, and the scenic Elbow River pathways just steps away. This condo is perfect for those seeking a luxurious lifestyle in a prime downtown location. Don't miss the opportunity to make this exceptional property your own!