



**113, 120 18 Avenue SW
Calgary, Alberta**

MLS # A2188773



\$484,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	996 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 704
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: n/a

****OPEN HOUSE - Saturday, January 25 from 1-3pm** Incredible Walk-Up 2 bedroom Condo in "The Duke"! This is one of the few units with access from the street as well as from the inside and is arguably the nicest, most private unit in the building. AIRBNB-approved and pet friendly, this beautiful unit also has an titled underground parking (#92), separate storage cage (#16), plenty of parking in front of unit itself, and A/C. The kitchen features high-end appliances, beautiful cabinetry and quartz countertops. The primary bedroom features a large walk-in closet with built-ins, and a great ensuite bathroom. The second bedroom is also quite a good size and has plenty of natural light. There is an additional full bathroom as well. Lots of beautiful landscaping surrounding the outdoor patio and outside the windows in the spring/summer. It is close to Stampede Grounds, restaurants/shopping along 17 Ave. SW and only a 5 minute walk to Lindsay Park. Great investment property or for someone looking to be close to all amenities. Check out the video tour!**