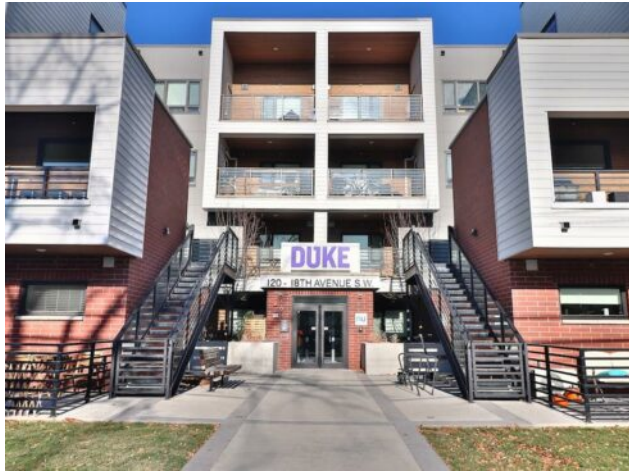




**205, 120 18 Avenue SW
Calgary, Alberta**

MLS # A2190818



\$429,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	984 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Paved, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Flat, Mixed	Condo Fee:	\$ 711
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Mixed, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	NA		

Sought after Mission condo is a perfect opportunity to live your best life in heart of the city. Welcome home to the "DUKE" built in 2017 by Urban Avi this previous show suite has so much to offer and still has remaining builder warranty. The location is absolutely ideal for any working professional or young couple looking for their dream spot with easy access to schools, 17th ave shops, Stampede grounds, restaurants, pubs and within steps of beautiful walking trails. This unit is in the perfect location, is pet friendly and is a corner unit with only one shared wall. With a perfect open concept that boasts luxury plank flooring, quartz countertops throughout, high gloss designer cabinets, 9' main floors, pot lights, air-conditioning, under cabinet lighting, and an oversized patio facing NW perfect for star gazing. Looking for added income? This building does allow for short term rentals if you wish to make some extra money. Enjoy the worry free titled underground parking with a separate secured storage locker for your bike. This private quiet complex is great for the first time buyer, the executive, and those wanting to be close to the downtown night life compete with two oversized bedrooms with walk-in closets and two full bathrooms. This residence does not feel like a typical condo building with a very unique chic style throughout. Call your favorite realtor today to book your showing as units in this building do not last.