



**GRASSROOTS**  
REALTY GROUP

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-, 128 18 Avenue SW  
Calgary, Alberta

MLS # A2192347



**\$309,900**

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Mission   |        |                  |
| Type:     | Residential/Five Plus                               |        |                  |
| Style:    | Bungalow  |        |                  |
| Size:     | 690 sq.ft.  | Age:   | 2017 (8 yrs old) |
| Beds:     | 1   | Baths: | 1                |
| Garage:   | Heated Garage, Parkade, Secured, Stall, Underground |        |                  |
| Lot Size: | -   |        |                  |
| Lot Feat: | Back Lane   |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank  | Sewer:     | -      |
| Roof:       | Flat Torch Membrane  | Condo Fee: | \$ 445 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Brick, Composite Siding, Concrete, Wood Frame  | Zoning:    | M-C2   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: N/A

\*\* Please click "VIDEOS" for 3D tour \*\* This is it - RARE apartment/townhouse style home - enter directly from the street AND Airbnb is allowed! Stunning features include: large south facing deck with BBQ gas line, quartz counters throughout, 9 foot ceilings in main area and bedroom, ice cold A/C, in-suite laundry including full sized washer/dryer, his & hers closets in primary bedroom, 1 titled heated/underground parking stall, 1 assigned storage locker, upgraded appliances including gas stove, under mount lighting in bathroom & kitchen and much more! Location is 10 out of 10 - 1 block to the Elbow River & Bow River Pathway System, 3 blocks to new BMO center/Saddledome/Stampede Park/LRT Station, all schools and shopping close by and very easy access to MacLeod Trail & Downtown core. Airbnb friendly! Original owner - pride in ownership - immediate possession!