



GRASSROOTS
REALTY GROUP

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407, 120 18 Avenue SW
Calgary, Alberta

MLS # A2194838



\$479,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,020 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 726
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Located on the top floor in the highly desirable Duke building in the vibrant inner city Mission neighbourhood, this fabulous 2-bedroom 2-bathroom condo exudes style and sophistication with huge windows providing an abundance of natural sunlight throughout the day. This over 1000sq ft condo offers a bright and spacious kitchen with quartz counters, a large island for enjoying a quick breakfast, stainless steel appliances and a view to the Calgary Tower. Luxury vinyl plank flooring is found throughout the open concept main living and dining area as well as both bedrooms. The exceptionally large primary bedroom is bright and sunny with both South and West exposure. A large walk-in closet and ensuite complete your primary bedroom sanctuary. The second good sized bedroom with walk in closet and huge windows is currently used as an office. A second full bathroom and laundry room with additional storage downstairs provide plenty of living and storage space. This corner unit features a very private large West facing deck overlooking a park and with an unobstructed view of downtown and the Calgary Tower, perfect for morning coffee and a cocktail at the end of the day. With custom Hunter Douglas blinds, A/C, heated underground titled parking, a prime inner city location, and an easy walk to numerous shops, restaurants, and the downtown core, this condo is excellent value.