



**105, 120 18 Avenue SW  
Calgary, Alberta**

**MLS # A2200818**



**\$414,800**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 634
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this stunning 2-bedroom, 2-bathroom condo in the sought after community of Mission! The modern, air-conditioned unit includes 1 titled underground parking spot, an assigned storage locker, and convenient in-suite laundry with Whirlpool front-load machines. The sleek kitchen boasts Whirlpool stainless steel appliances, a gas stove, neutral quartz countertops, under-cabinet lighting, ample cupboard space, a breakfast bar, and 9-foot ceilings throughout. Step outside to your private patio, complete with a gas BBQ line &ndash; ideal for relaxing or entertaining on long summer nights. Enjoy the convenience of being within walking distance to the trendy restaurants, cafes, and shops along 17th Ave SW, as well as the MNP Community & Sport Centre, the upcoming BMO Event Centre, the Saddledome (home to the Calgary Flames, Wranglers, Hitmen, and Roughnecks), Stampede Park, Victoria Park/Stampede C-train station, the Elbow River, and extensive walking paths. Plus, downtown is just a short 5-minute walk away! The building is pet friendly, offering a flexible lifestyle. This one is a must see!