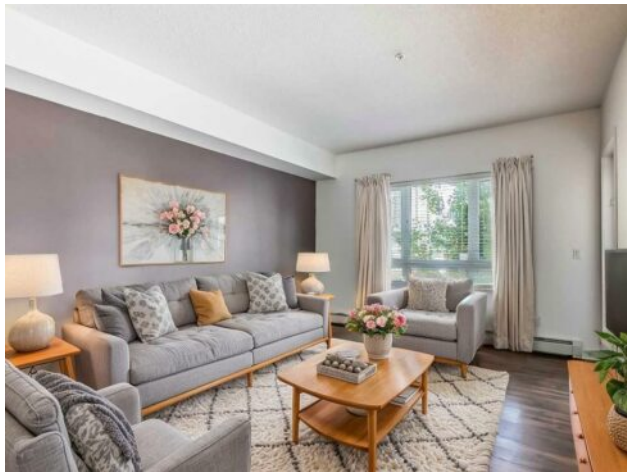


207, 120 18 Avenue SW  
Calgary, Alberta

MLS # A2239086



**\$285,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	MC2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Welcome to your Urban Oasis in Mission! Step into this spacious and modern 1 bedroom, 1 bathroom condo, perfectly situated in the highly coveted community of Mission. With nearly 600 sq. ft. of well-designed living space, this home is ideal for young professionals or savvy investors. The Duke is a pet friendly building with no weight restrictions. The contemporary kitchen is a true standout, featuring sleek Whirlpool stainless steel appliances, a gas stove, elegant quartz countertops, under-cabinet lighting, plenty of cupboard space, and a convenient breakfast bar. Soaring 9-foot ceilings throughout the home create an open and airy feel, while in-suite laundry and a dedicated storage space add everyday convenience. A titled underground parking stall is also included. Unwind or entertain on your private patio, or step outside and explore everything this vibrant neighborhood has to offer. You're just a short walk from the trendy restaurants, cafés, and shops along 17th Avenue SW, as well as the MNP Community & Sport Centre, the Saddledome, Stampede Park, the upcoming BMO Event Centre, and the Elbow River with its extensive network of walking and biking paths. Plus, with the Victoria Park/Stampede C-Train station nearby, getting around the city is a breeze. Downtown Calgary is just a five-minute stroll away. Call today to schedule your private showing!