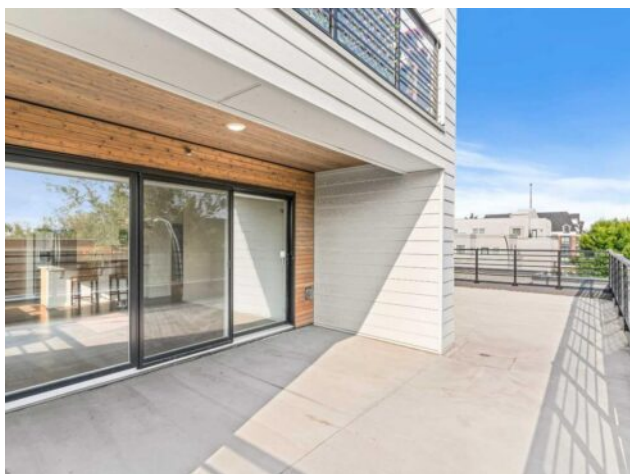


319, 120 18 Avenue SW
Calgary, Alberta

MLS # A2293098



\$459,990

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,056 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Heat Pump	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to urban living in the heart of Mission, one of Calgary's most vibrant and walkable communities. This stylish 2-bedroom, 2-bathroom condo offers modern finishes, a functional open-concept layout, and an exceptional outdoor feature — a massive 464 sq ft private balcony, perfect for entertaining, relaxing, or enjoying summer evenings. Step outside and enjoy everything Mission has to offer. You're just moments from the restaurants, cafes, and shops along 17th Avenue SW, the river pathways, parks, and downtown. This location truly offers the best of inner-city living. Whether you're a professional, investor, or someone looking to enjoy an unbeatable lifestyle, this condo offers modern comfort, incredible outdoor space, and a prime location.