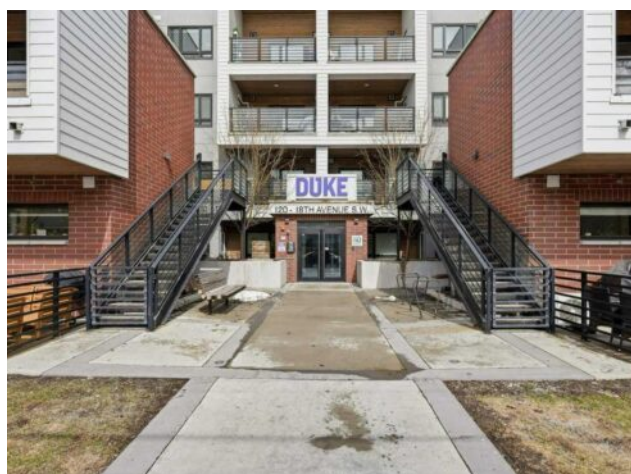


305, 120 18 Avenue SW
Calgary, Alberta

MLS # A2297694



\$425,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	797 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Heat Pump	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: None.

Mission's most walkable address just got more competitive. Unit 305 at The Duke is a 2-bed, 2-bath condo that lives larger than its footprint — open-concept layout, large windows that pull in natural light, and a kitchen built around a gas range and quartz island that's actually worth cooking in. The primary suite has a proper walk-in closet and ensuite. The second bedroom works as an office or guest room. Private balcony, A/C, in-suite laundry, and titled heated underground parking included. You're a 3-minute walk to 4th Street, 5 minutes to 17th Ave, and steps from the Elbow River pathway. This is the neighbourhood people mean when they say they want to be close to everything without the noise of being on top of it. Priced at \$425,000 — one of the sharper value plays in inner-city Calgary right now.