

# \$479,000 - 407, 120 18 Avenue Sw, Calgary

MLS® #A2194838

## \$479,000

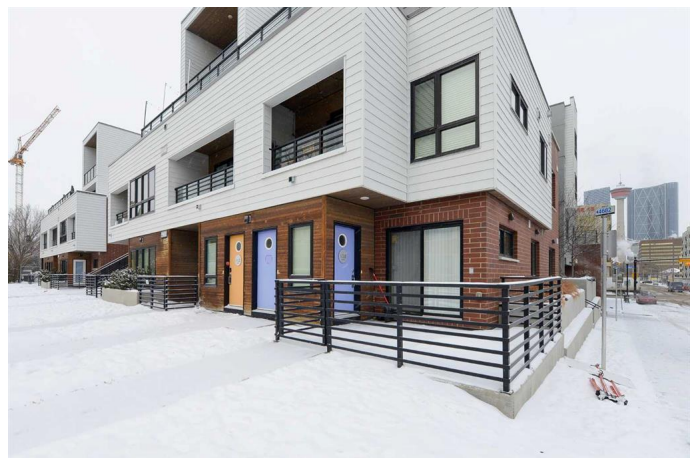
2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

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.

Built in 2017



## Essential Information

MLS® #	A2194838
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	407, 120 18 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H5

## Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Heat Pump, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Stucco, Wood Frame

## Additional Information

Date Listed	February 20th, 2025
Days on Market	56
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
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