

# \$445,000 - 407, 120 18 Avenue Sw, Calgary

MLS® #A2257124

**\$445,000**

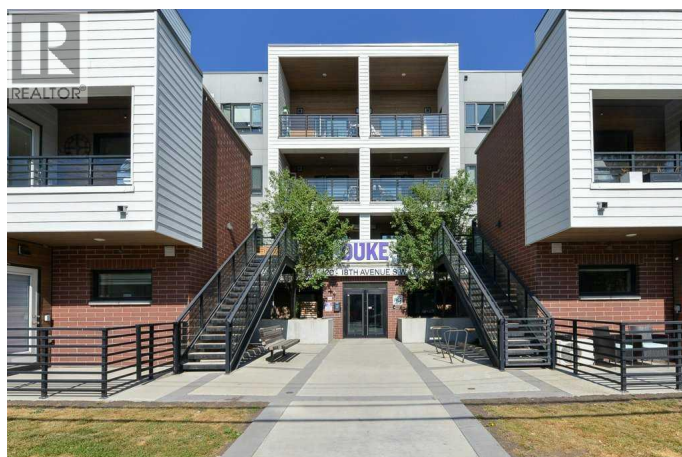
2 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Mission, Calgary, Alberta

Top-floor corner unit in the highly desirable Duke building in Mission! This 2-bedroom, 2-bath condo offers over 1,000 sq. ft. of bright, open-concept living with large windows and luxury vinyl plank flooring throughout. The modern kitchen is equipped with quartz counters, a large island, and stainless steel appliances, flowing seamlessly into the spacious living and dining areas. The primary suite features north and west exposure, a walk-in closet, and a private ensuite, while the second bedroom also with a walk-in closet offers flexible space for guests or a home office. A full bathroom and laundry room with extra storage add convenience. Step outside to a private west-facing balcony with peaceful views of the park, cathedral, and Alberta Ballet—an inviting spot for your morning coffee or evening wind down. Set in the heart of Mission, you're surrounded by Calgary's best inner-city lifestyle. Just steps away are boutique coffee shops, acclaimed restaurants, vibrant pubs, fitness studios, and the Elbow River pathway. Stroll to Lindsay Park, enjoy festivals and markets, or take in the lively yet charming atmosphere that makes Mission one of Calgary's most sought-after neighbourhoods. Additional features include A/C, custom Hunter Douglas blinds, and heated underground titled parking. (id:6289)

Built in 2017



## Essential Information

Listing #	A2257124
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,020
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	407, 120 18 Avenue Sw
Subdivision	Mission
City	Calgary
Province	Alberta
Postal Code	T2S3H5

## Amenities

Amenities	Playground, Shopping
Features	See remarks, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Hot Water
Cooling	Wall unit
# of Stories	4

## Exterior

Exterior	Brick, Composite Siding, Stucco
Construction	Wood frame

## Listing Details

Listing Office	RE/MAX Realty Professionals
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