

304, 138 18 Avenue SE  
Calgary, Alberta

MLS # A2158636



## \$395,000

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Cable Connected, Electricity C
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	See Agent Remarks		

Welcome to your sophisticated urban retreat in the heart of Mission, one of Calgary's most sought-after neighborhoods. This luxurious 2-bedroom condo, located on the third floor, offers a perfect blend of style, comfort, and convenience, with serene views of downtown from the balcony on the quiet north side of the building, away from the hustle and bustle of traffic. As you step inside, you'll be greeted by a bright and spacious open-concept living area that exudes elegance. The kitchen is a chef's delight, featuring a breakfast bar, corner pantry, and sleek tile flooring that adds to the modern aesthetic. The adjoining dining and living areas are enhanced by rich hardwood flooring, creating a warm and inviting atmosphere. The living room is the perfect spot to unwind, with a cozy gas fireplace accented by tasteful tile work and a mantle, providing a beautiful focal point. The master suite is a luxurious sanctuary, offering a private 4-piece ensuite with a relaxing soaker tub, ideal for unwinding after a long day. The suite also includes a spacious 3-sided walk-in closet, providing ample storage and organization. The second bedroom is equally spacious and versatile, suitable for guests or a home office. Adjacent to the dining room, a cozy sitting area offers a quiet nook for reading or relaxing, while the nearby 4-piece bathroom serves both guests and the second bedroom. The in-suite laundry room, complete with a stacked washer and dryer, adds convenience and practicality to this well-appointed home. Enjoy the best of urban living in Mission, with trendy cafes, restaurants, shops, and the scenic Elbow River pathways just steps away. This condo is perfect for those seeking a luxurious lifestyle in a prime downtown location. Don't miss the opportunity to make this exceptional property your own!