



**319, 120 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2293098**



**\$459,990**

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

<b>Heating:</b>	Baseboard, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 748
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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, caf&eacute;s, 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.