



GRASSROOTS
REALTY GROUP

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411, 120 18 Avenue SW
Calgary, Alberta

MLS # A2331398



\$309,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	619 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Located in the vibrant and highly sought-after community of Mission, just steps from 17th Avenue's shops, restaurants, and nightlife, this top-floor condo is an exceptional opportunity with a CALGARY TOWER VIEW. The bright, open-concept layout features 9' ceilings, luxury vinyl plank flooring, and generous windows that flood the space with natural light. The stylish kitchen is finished with modern cabinetry, quartz countertops, a glass tile backsplash, and stainless steel appliances, including a gas range. The spacious bedroom includes a custom walk-in closet, while the well-appointed bathroom offers ample counter space, under-cabinet lighting, and excellent storage. Enjoy the convenience of in-suite laundry and relax on the large private balcony with city views and a gas line for your BBQ. Complete with a titled underground parking stall, assigned storage locker, and A/C rough-in, this pet-friendly building offers the perfect combination of comfort, style, and location.