



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 138 18 Avenue SE
Calgary, Alberta

MLS # A2343725



\$400,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,130 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 771
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	n/a		

****UNIQUE OPPORTUNITY****Experience luxury downtown living in the highly sought-after LEGACY building, known for its spacious units and premier Mission location. This beautifully ****RECENTLY RENOVATED**** (\$32,000.00 PLUS in Renos) Second-floor, two-bedroom condo offers 1,130 sq. ft. of thoughtfully updated living space. The bright, modern kitchen features stunning quartz countertops, complemented by new flooring, updated light fixtures, and a refreshed four-piece main bathroom. Step outside to enjoy your own ****Private Balcony****, perfect for relaxing or entertaining. The spacious primary bedroom offers exceptional storage with two large closets, including a walk-in closet, and a three-piece ensuite featuring a generous walk-in shower. ****As an added BONUS**** the seller is willing to include all furnishings and contents with the sale, creating a true turnkey opportunity. (An itemized inventory list is available upon request). Do you need a move in ready home? No Monetary Value to the furnishings & Contents. If you wish to not include Furnishings & Contents Seller will accommodate. This exceptional property combines stylish renovations, generous living space, and an unbeatable Mission location. It is sure to impress. ****Check out the VIRTUAL 3D TOUR****. FITNESS FACILITY CLOSE BY.