

107, 120 18 Avenue SW
Calgary, Alberta

MLS # A2311738



\$380,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: n/a

Welcome to The Duke, where modern inner-city living meets one of Calgary's most walkable and vibrant neighbourhoods. Perfectly positioned in the heart of Mission, this ground floor 2-bedroom, 2-bathroom condo offers nearly 1,000 sq ft of functional living space with the lifestyle buyers are searching for — especially dog owners. With direct patio access and a large dog-friendly building, your daily walks to the Elbow River pathways, Lindsay Park, 4th Street, and 17th Avenue couldn't be easier. Inside, the thoughtfully designed layout features contemporary cabinetry, quartz countertops, stainless steel appliances, under-cabinet lighting, a pantry, and a breakfast bar that opens seamlessly into the dining and living space. The spacious primary retreat easily fits a king-sized bed and includes a walk-in closet and stylish ensuite with an oversized shower and floating vanity. Additional highlights include in-suite laundry, an upgraded wall-mounted air conditioning unit for enhanced comfort during Calgary's warm summer months, titled underground parking, and a separate assigned storage locker. Quietly tucked into an unbeatable location, The Duke places you steps from Calgary's best cafes, restaurants, fitness studios, shopping, river pathways, transit, and downtown amenities. Whether you're a young professional, first-time buyer, or someone looking for an urban lifestyle without sacrificing space or pet-friendliness, this Mission condo checks all the boxes.