

**-, 128 18 Avenue SW  
Calgary, Alberta**

**MLS # A2192347**



**\$324,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**\*\* Please click "VIDEOS" for 3D tour \*\*** This is it - RARE apartment/townhouse style home - enter directly from the street AND Airbnb is allowed! Stunning features include: large south facing deck with BBQ gas line, quartz counters throughout, 9 foot ceilings in main area and bedroom, ice cold A/C, in-suite laundry including full sized washer/dryer, his & hers closets in primary bedroom, 1 titled heated/underground parking stall, 1 assigned storage locker, upgraded appliances including gas stove, under mount lighting in bathroom & kitchen and much more! Location is 10 out of 10 - 1 block to the Elbow River & Bow River Pathway System, 3 blocks to new BMO center/Saddledome/Stampede Park/LRT Station, all schools and shopping close by and very easy access to MacLeod Trail & Downtown core. Airbnb friendly! Original owner - pride in ownership - immediate possession!