

122, 122 18 Avenue SW  
Calgary, Alberta

MLS # A2272989



# \$299,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Mission                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 504 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                |                   |        |
|--------------------|------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                              | <b>Condo Fee:</b> | \$ 726 |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame            | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Quartz Counters |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Live in the heart of Mission at Duke at Mission. This bright 1 bedroom, 1 bathroom condo offers 504 sq ft of efficient living space on the sunny, south-facing ground floor—perfect for those who love the inner-city lifestyle. The open-concept layout feels warm and inviting, with 9-ft ceilings throughout. The modern Kitchen features quartz countertops, a breakfast bar, and stainless steel appliances, opening to a comfortable Living room with large windows that flood the space with natural light and flow out to your patio. You’ll also find a well-sized primary bedroom, a full 4-piece bath, and convenient in-suite laundry. Practical perks include a titled underground parking stall and an assigned storage space. Set just behind 17 Ave, you’re surrounded by Calgary’s vibrant inner-city lifestyle. Saint Mary’s High School is just steps away, and you’re only steps to popular cafés, restaurants, pubs, boutique shops, fitness studios, and the Elbow River pathways. Enjoy easy access to downtown, Stampede Park, the Saddledome, and the MNP Community & Sport Centre—truly the best of urban living at your doorstep.