



# 120 18 Avenue Calgary Alberta

\$324,000

Welcome to Duke by AVI in the sought-after community of Mission: Discover this spacious and well-appointed 1 bed, 1 bath unit on the second floor of a 4-story building, perfect for both living and investment as it short term minimum 30 days rentals allowed. As you enter the tiled entrance, you are greeted by the living area featuring luxury vinyl flooring and upgraded ceiling lighting. The kitchen has a Whirlpool gas range, hood vent, microwave, and a large breakfast bar with a sink, offering ample space for cooking enthusiasts. The fridge includes an ice maker and water dispenser for added convenience. The bedroom boasts large windows that fill the room with natural light. A walk-through closet leads to the bathroom, which features a soaker tub for ultimate relaxation. Enjoy the balcony with a natural gas hookup, ideal for outdoor dining or relaxation. This home includes a titled parking space and an assigned storage locker for your convenience. This home is also within walking distance of public transit, the NEW Saddledome, the river walk, the Stampede Grounds, the restaurants of 17th Ave, Downtown Calgary, and is pet friendly with no weight restrictions (just needs to be approved by the board) Book your private showing today! (id:6769)

Primary Bedroom 10.25 Ft x 10.00 Ft  
4pc Bathroom 4.92 Ft x 8.75 Ft

Other 6.08 Ft x 10.08 Ft  
Other 5.00 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

**RE/MAX Realty Professionals**

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