

# \$445,000 - 407, 120 18 Avenue Sw, Calgary

MLS® #A2257124

## \$445,000

2 Bedroom, 2.00 Bathroom, 1,020 sqft

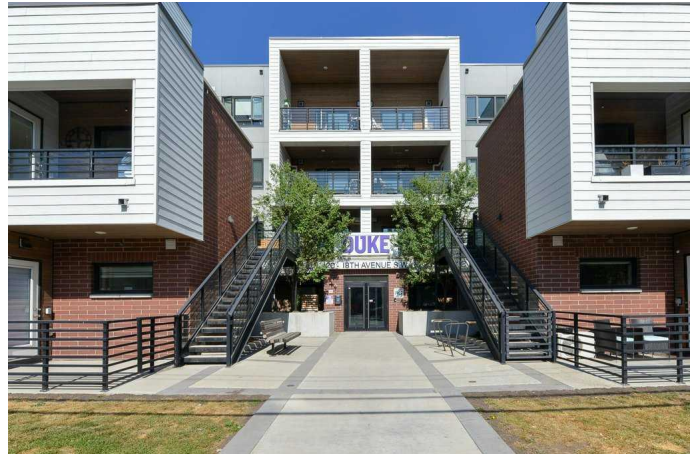
Residential on 0.00 Acres

Mission, Calgary, Alberta

Top-floor corner unit in the highly desirable Duke building in Mission! This 2-bedroom, 2-bath condo offers over 1,000 sq. ft. of bright, open-concept living with large windows and luxury vinyl plank flooring throughout. The modern kitchen is equipped with quartz counters, a large island, and stainless steel appliances, flowing seamlessly into the spacious living and dining areas. The primary suite features north and west exposure, a walk-in closet, and a private ensuite, while the second bedroom also with a walk-in closet offers flexible space for guests or a home office. A full bathroom and laundry room with extra storage add convenience. Step outside to a private west-facing balcony with peaceful views of the park, cathedral, and Alberta Ballet—an inviting spot for your morning coffee or evening wind down. Set in the heart of Mission, you're surrounded by Calgary's best inner-city lifestyle. Just steps away are boutique coffee shops, acclaimed restaurants, vibrant pubs, fitness studios, and the Elbow River pathway. Stroll to Lindsay Park, enjoy festivals and markets, or take in the lively yet charming atmosphere that makes Mission one of Calgary's most sought-after neighbourhoods. Additional features include A/C, custom Hunter Douglas blinds, and heated underground titled parking.

Built in 2017

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2257124          |
| Price          | \$445,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,020             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407, 120 18 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 3H5               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1                                     |
| Parking        | Stall, Underground                    |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Hot Water, Natural Gas                                                        |
| Cooling           | Wall Unit(s)                                                                  |
| # of Stories      | 4                                                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony                                     |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 27                   |
| Zoning         | M-C2                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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