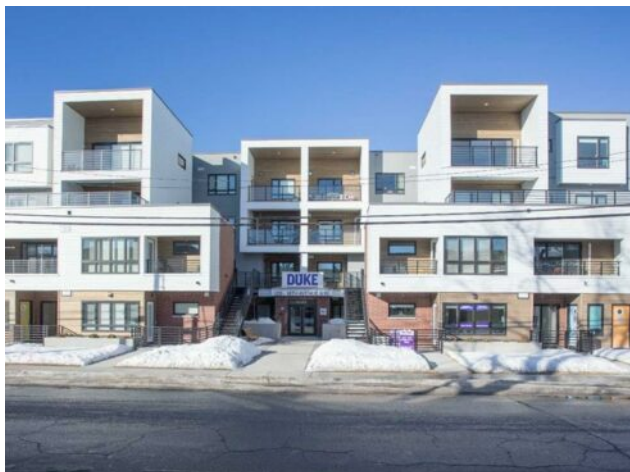


-, 128 18 Avenue SW  
Calgary, Alberta

MLS # A2192347



# \$319,900

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <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 |                   |        |
| <b>Inclusions:</b> | 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!