

# \$399,900 - 305, 138 18 Avenue Se, Calgary

MLS® #A2188774

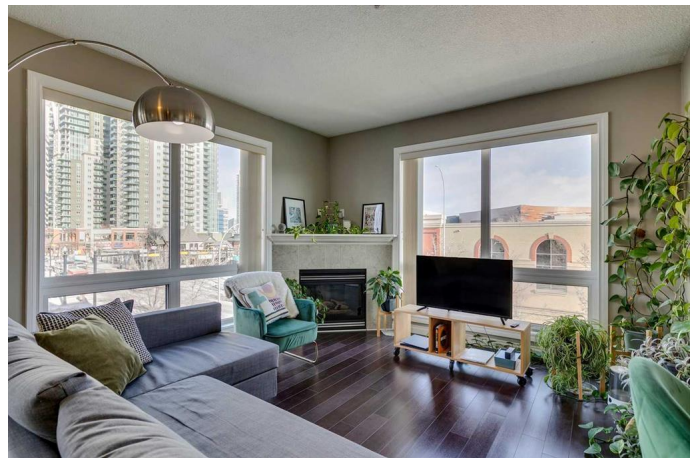
**\$399,900**

2 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

An exceptional lifestyle awaits, at an incredible value! Welcome to The Legacy, located in trendy Mission and just off dynamic 17th Avenue. Explore some of Calgary's most notable restaurants, trendy cafes, local boutiques, fitness studios, street festivals, art, culture, and buzzing nightlife—all just steps from your front door. This bright and spacious 2 bed, 2 bath, corner-unit offers 956 square feet. Corner unit positioning is ideal, offering prime sunlight exposure through large windows on almost every wall - allowing light to cascade through the open floor plan. The bright kitchen features ample cabinetry, a large breakfast bar with enough room for stools, and stainless steel appliances including a newer dishwasher (2024) & newer microwave (2024). Enjoy time outside on the balcony showcasing views of Downtown and equipped with a gas-line for a barbeque. The primary suite boasts a walk-in closet and ensuite bathroom, while the second bedroom and additional full bath offer flexibility for guests, a home office, or a roommate. The convenience of in-suite laundry adds to the overall comfort of the space. Additional perks include a cozy fireplace, low condo fees, titled underground parking, and a storage locker. Beyond the vibrant urban offerings, there are several green spaces nearby - including the Elbow Valley River System, Lindsay Park, and Haultain Park with tennis courts and playground. Commuting is seamless and stress-free with Victoria Park/Stampede LRT



station less than two blocks away, and easy access to the downtown core, additional public transit, and several walking/cycling paths. The building welcomes your furry friend (1 dog or cat under 10 kg, subject to board approval). Whether you are an investor looking for strong rental demand or seeking a turnkey property in a high-growth area, this unit is an exceptional opportunity. Don't miss this unique opportunity to embrace quintessential inner-city living at its finest!

Built in 2001

### Essential Information

MLS® #	A2188774
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	305, 138 18 Avenue Se
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5P9

### Amenities

Amenities	Elevator(s), Garbage Chute
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Stucco, Brick

## Additional Information

Date Listed	February 13th, 2025
Days on Market	86
Zoning	M-H2

## Listing Details

Listing Office	Sotheby's International Realty Canada
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