\$389,900 - 305, 138 18 Avenue Se, Calgary

MLS® #A2220839

\$389,900

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 nightlifeâ€"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® # A2220839 Price \$389,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 956
Acres 0.00

Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

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

Parking Stall, Underground

Interior

Interior Features Open Floorplan, 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

Construction Brick, Stucco

Additional Information

Date Listed May 14th, 2025

Days on Market 51

Zoning M-H2

Listing Details

Listing Office Sotheby's International Realty Canada

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