

\$435,000 - 306, 910 18 Avenue Sw, Calgary

MLS® #A2155264

\$435,000

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

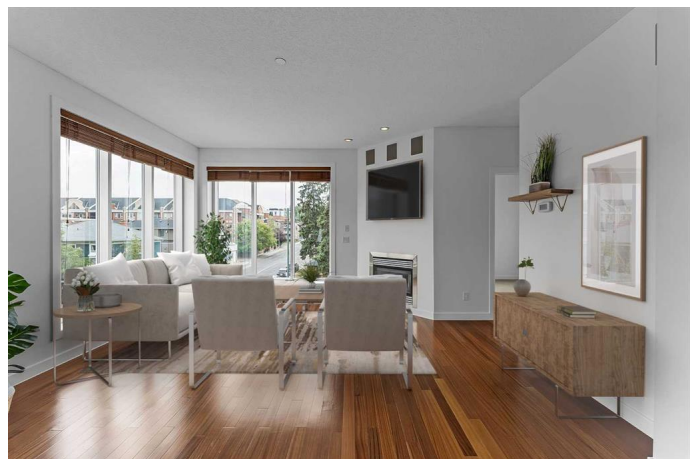
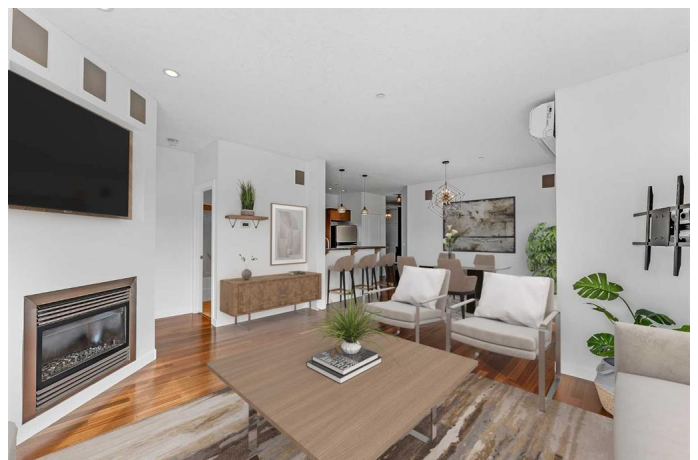
Welcome to this modern and stylish condo located in the heart of Lower Mount Royal, an ideal spot for young professionals! This unit offers an unparalleled urban living experience being close to all the action, yet tucked away on a side street off of 17th avenue.

The expansive full length windows of this corner unit fills the main living space with tons of natural light. The large living room boasts a natural gas fireplace and ample room for a full seating area. Off the kitchen is the dining area which leads out to the east balcony where you'll find views of the city skyline. Maple hardwood flows throughout the main living space including to the bar and pantry area that includes a beverage fridge.

The primary bedroom can accommodate a king-size bed with ease. It also includes a walk-in closet and an ensuite bathroom with a large soaker tub. The secondary bedroom, located on the opposite side of the home, provides privacy and convenience with an adjacent 4-piece bathroom.

Other notable features include new stylish light fixtures, built in wall speakers, LG air conditioner unit, extra wide underground parking space and separate secure storage.

Living in Lower Mount Royal means being steps away from the city's best bars, restaurants, shopping, and amenities including



being blocks away from the Mission area. Whether you're looking for a night out, a leisurely brunch, or some retail therapy, everything is at your doorstep. Don't miss this opportunity to live in a stylish, modern condo in one of the city's most sought-after neighborhoods. Schedule a viewing today and experience urban living at its finest!

Built in 2005

Essential Information

MLS® #	A2155264
Price	\$435,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 910 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H1

Amenities

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

Interior

Interior Features	Breakfast Bar, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Radiant
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	None
Construction	Wood Frame

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 15th, 2024
Days on Market	7
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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