

**302, 1811 18A Street SW**  
**Calgary, Alberta**

**MLS # A2255747**



**\$217,500**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bankview                                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)              |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                     |               |                   |
| <b>Size:</b>     | 536 sq.ft.                                      | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 1                                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Insulated, Underground |               |                   |
| <b>Lot Size:</b> | -                                               |               |                   |
| <b>Lot Feat:</b> | -                                               |               |                   |

|                    |                                                                                        |                   |        |
|--------------------|----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                                                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                      | <b>Condo Fee:</b> | \$ 582 |
| <b>Basement:</b>   | -                                                                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                        | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows |                   |        |

**Inclusions:** TV wall mount, window coverings

**OPEN HOUSE:** Sunday, Sept 21st, 11 - 1 pm. This is it!! Welcome to Tropicana Manor! This gem of a building, in the desired inner-city neighbourhood of Bankview, is a RARE solid concrete building that offers stability, security and is perfect for enjoying quiet times at home. As you walk into the unit, you will be immediately impressed with the amount of natural light and bright feel throughout. The open concept living, dining and kitchen area are perfect for hosting guests or to tuck in and enjoy yourselves. The kitchen has been updated with granite countertops, sleek, full height cabinetry, timeless subway tile and a stainless-steel appliance package including: Fridge, stove, dishwasher & microwave hood fan (dishwasher is 2 yrs old, microwave is 1 yr old). Step out to the covered patio and enjoy the morning sun and sweeping downtown views! The spacious bedroom has a large window, plenty of space for all your bedroom furniture and an oversized closet with room for all your clothes and storage. Adjacent to the bedroom is a large 4-piece bath which showcases a modern raised basin vanity and deep soaker tub that is perfect for enjoying a relaxing soak after a long day. Completing this beautiful unit is an in-suite laundry room with a single combo unit washer/dryer and room for more storage. In addition to everything this amazing home offers, it also has a heated underground parking stall and large, dedicated storage locker. This home is located near 17th Avenue amenities including shops, pubs & restaurants, has quick access to transit and is a short commute to downtown. This unit is perfect for first time home buyers, downsizers and investors alike. Book your showing today before this amazing inner-city condo is gone.