

**714, 110 18A Street NW  
 Calgary, Alberta**
**MLS # A2265324**
**\$574,900**

**Heating:** Fan Coil, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Flat Torch Membrane

**Condo Fee:** \$ 376

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** MC-1

**Foundation:** -

**Utilities:** -

**Features:** Quartz Counters

**Inclusions:** n/a

Experience the perfect blend of modern design located just minutes from biking downtown to work, Truman's newest boutique concrete residence, ideally situated in the heart of Kensington, a central gem community in Calgary. Just steps from your door, you'll find Kensington's lively cafés, boutique shops, and top-rated restaurants, with the Bow River pathways. This brand-new 7th-floor unit offers 2 bedrooms and 1 bathroom in a spacious, well-designed layout with a South facing balcony, catching each sunset. The open-concept living area flows seamlessly into a chef-inspired kitchen, featuring sleek quartz countertops and stainless steel appliances. Both bedrooms provide versatile living options, whether you need a home office, guest suite, or a shared space. The elegant four-piece bathroom is finished with high-end fixtures and thoughtful touches throughout. Enjoy your own private covered balcony with scenic views and a gas hookup for easy outdoor grilling. The unit also includes a titled underground parking stall along with a secure storage area, dedicated workplace station area and gym and secure underground bike storage.