

**523, 18 A Street NW
 Calgary, Alberta**
MLS # A2268709

\$465,000
Division: West Hillhurst

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 593 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 1

Garage: Underground

Lot Size: -

Lot Feat: -

Heating: Forced Air

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Flat Torch Membrane

Condo Fee: \$ 309

Basement: -

LLD: 20-24-1-W5

Exterior: Concrete

Zoning: MC-1

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: N/A

Welcome to Frontier by Truman Homes, where modern design meets one of Calgary's most desirable inner-city communities — West Hillhurst. Perfectly situated steps from shops, cafes, parks, and the Bow River pathway, this 2-bedroom, 1-bath condo offers a vibrant urban lifestyle with a touch of tranquility. Inside, you'll find 9-ft ceilings, a chef-inspired kitchen featuring a gas stove and oven, built-in hood fan microwave, stainless steel refrigerator, and a sleek, open-concept layout perfect for entertaining or relaxing. Large windows fill the space with natural light, creating a bright and welcoming atmosphere. This home includes one titled underground parking stall, a storage locker, and access to exceptional building amenities — including a fully equipped fitness centre and a shared office/workspace, all conveniently covered by the condo fees. Living in West Hillhurst means enjoying quick access to Kensington Village, Foothills Hospital, the University of Calgary, and Downtown Calgary — all within minutes. Take a stroll along the Bow River, explore local boutique shops and restaurants, or bike into the core — this location truly offers the best of city living. Stylish, convenient, and ideally located — this Frontier condo is your opportunity to experience the West Hillhurst lifestyle at its best.