

**206, 910 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2292351**



**\$415,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Paved, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Welcome to #206, 910 18 Avenue SW. This stunning 2-bedroom, 2-bathroom corner unit is perfectly located just steps from the vibrant energy of 17th Avenue. With south-facing picture windows, this beautifully renovated condo is flooded with natural light, creating a warm and inviting atmosphere. Thoughtfully renovated just a few years ago, the home showcases modern, high-quality finishes throughout. The kitchen is a true highlight, featuring sleek quartz countertops, stainless steel appliances, and barstool seating, which creates the perfect space for casual dining, morning coffee, or entertaining guests. The open-concept design flows seamlessly into the dining and living areas, allowing the natural light from the large south-facing windows to fill the entire space. The dining area provides access to your private balcony, ideal for enjoying sunny afternoons or unwinding in the evening. Cozy up next to the fire in your spacious family room that features built-in speakers. Both bathrooms were refreshed during the renovation, offering a clean, contemporary feel that complements the home's updated aesthetic. The primary bedroom provides a comfortable retreat, complete with a well-appointed ensuite, while the second bedroom and full bath offer flexibility for guests, a home office, or additional living space. Comfort is a priority with air conditioning throughout, ensuring the space remains cool and comfortable during Calgary's warmer months. Perfect for professionals, downsizers, or investors, this property offers the ultimate lock-and-go lifestyle. Located just a few steps from some of Calgary's best restaurants, cafes, boutiques, and downtown amenities along 17th Avenue, you'll enjoy the ideal balance of urban vibrancy and stylish inner-city living. This is a rare opportunity to own a bright, renovated corner unit with titled

underground parking in one of Calgary's most desirable locations.