

**307, 110 18A Street NW**  
**Calgary, Alberta**

**MLS # A2323403**

**\$340,000**



<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	414 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 216
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** NA

Live in one of Calgary's most walkable and desirable inner city communities, Kensington / West Hillhurst. This bright and well designed 1 bedroom condo is compact, efficient, and full of charm. Located in a highly sought after building with everything at your doorstep, it offers true urban convenience with a quiet courtyard outlook. Inside you'll find a smart layout with in suite laundry, a full 4 piece bathroom, and a comfortable living space that feels larger than expected. The unit also includes titled underground parking and secure storage. Step outside and you're connected directly to everyday essentials grocery store, coffee shop, pizzeria, dry cleaning, alterations, and even a Club Pilates, all located within the building complex. Low condo fees keep monthly costs manageable and include most utilities and building services, adding real value and peace of mind. Just a 30-minute walk to downtown, with transit, river pathways, and Kensington's vibrant shops and restaurants only steps away, this is ideal for first-time buyers, professionals, or investors looking for a solid inner-city asset