

401, 924 18 Avenue SW
Calgary, Alberta

MLS # A2326198



\$244,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: None

Bright South Facing Corner Unit! Concrete building, steps to 17Th Avenue SW. Welcome to Unit 401 at 924 18Th Avenue SW, a bright, south facing top-floor corner unit in the heart of Lower Mount Royal, one of Calgary's most desirable inner-city neighbourhoods. Offers approximately 650 sq. ft. of thoughtfully designed living space, this one bedroom, one bathroom home is filled with natural light and features an open-concept layout, updated appliances, fresh paint, vinyl plank flooring, new flooring, new carpet, an in-suite washing machine, generous storage, private balcony overlooking a beautiful tree-lined street. Enjoy the peace and quiet of a well maintained concrete building with excellent sound insulation while being just steps from Calgary's iconic 17th avenue SW. Walk to local favourites including Made by Marcus, UNA Pizza + wine, Pigeonhole, Model Milk, Analog Coffee, OEB, Breakfast Co., Trolley 5 Brewery, The Ship & Anchor, Alumni Sandwiches, boutique shopping, grocery stores, and countless cafe's, restaurants, and patios. Downtown Mission, and the Beltline are just minutes away. Professionally managed and extensively renovated in 2004, the building offers secure, low maintenance living and is pet friendly (subject to Board Approval). Reasonable condo fees include heat, water, and one assigned parking stall. Whether you're a first time buyer, young professional, downsizer, this move-in-ready home offers the perfect blend of comfort, convenience, and vibrant inner city living. Book your private showing today and experience everything Lower Mount Royal has to offer!!