

203, 924 18 Avenue SW
Calgary, Alberta

MLS # A2341670



\$170,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	616 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: Dryer/Washer Combo, Electric Oven Range

Welcome to this well-positioned one-bedroom residence on the second floor of a well-established 1967 low-rise in the heart of Lower Mount Royal, one of Calgary's most walkable and desirable inner-city communities. Located on a quiet, tree-lined street just moments from the energy and amenities of 17th Avenue SW, this home offers an excellent opportunity to enjoy the best of urban living in a mature and established neighbourhood. The functional floor plan offers a comfortable separation between the living, dining, and kitchen areas, making the space easy to furnish and enjoy. The generous living room provides plenty of room to relax and entertain, while the adjacent dining area creates a natural gathering space for everyday meals. The kitchen offers practical storage and workspace, with the opportunity for a future owner to personalize the space to suit their own style and needs. The spacious primary bedroom comfortably accommodates larger furnishings and provides generous closet space. The bathroom and overall layout offer a practical combination of comfort and functionality. Additional features include in-suite laundry, access to common laundry facilities, dedicated in-unit storage, and an assigned parking stall—valuable conveniences that add to the everyday livability of the home. For a first-time buyer, this is an opportunity to enter the Lower Mount Royal market and make the home your own. For an investor, the highly desirable inner-city location provides lasting rental appeal, with many of Calgary's most popular amenities right outside your door. Enjoy the incredible convenience of being just minutes from 17th Avenue SW, where cafés, restaurants, boutiques, fitness studios, and entertainment are all within easy reach. The vibrant communities of Mission and Beltline are nearby, as is downtown Calgary, making commuting, dining

out, and enjoying the city remarkably convenient. Whether you're searching for your first home, a centrally located city residence, or a solid investment opportunity, this well-located one-bedroom offers an excellent chance to own in one of Calgary's most established inner-city neighbourhoods.