



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 910 18 Avenue SW
Calgary, Alberta

MLS # A2214901



\$390,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Vinyl Windows		

Inclusions: Built-in storage in the primary bedroom. Cabinet in the bathroom.

Welcome to this beautifully maintained two-bedroom, two-bathroom corner unit, offering exceptional main-floor access in the highly sought-after community of Lower Mount Royal. Ideally located just a short stroll from the vibrant shops, restaurants, and amenities of 17th Avenue, this home blends urban convenience with modern comfort. This bright and airy corner unit is flooded with natural light from its sunny south- and west-facing windows. It features soaring 9-foot ceilings, in-floor heating, and rich hardwood flooring that flows seamlessly throughout the kitchen, dining area, and spacious living room. The tiled foyer opens to a well-appointed kitchen with stainless steel appliances—including a gas stove, granite countertops, and a raised breakfast bar island, ideal for both cooking and entertaining. The open-concept living and dining spaces are anchored by a cozy corner gas fireplace, creating a warm and inviting atmosphere. The impressive primary suite includes a walk-in closet with built-in storage and a stylish four-piece ensuite. A second bedroom, located on the opposite side of the unit for added privacy, is adjacent to the second full bathroom, making it perfect for guests, a home office, or a roommate setup. Additional highlights include in-suite laundry, an oversized covered south-facing patio with a gas line for a heater or BBQ, and the second largest titled underground parking stall in the heated parkade. Don't miss this opportunity to own a beautifully finished corner unit in one of Calgary's most desirable inner-city neighbourhoods!