



GRASSROOTS
REALTY GROUP

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301, 835 18 Avenue SW
Calgary, Alberta

MLS # A2228832



\$209,950

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	497 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Mixed	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: BBQ on deck

Here's your opportunity to live in the sought after, trendy neighbourhood of Lower Mount Royal. The Kitsilano is nestled on a quiet tree lined street overlooking Heritage homes yet only 1 block off the lively 17th ave SW - Close enough to walk to all the great restaurants, pubs, boutique shops & services. This 3rd floor 1 bedroom suite faces north overlooking the street, maple hardwood floors with tile in kitchen & bathrooms. Open concept living with a well thought out kitchen with maple shaker cabinets, built in wine rack & room for a couple of stools at the breakfast bar. The kitchen overlooks the dining & living area and spills out onto the north facing balcony overlooking the front street - a perfect spot to relax and enjoy a beverage at days end. In suite washer/dryer is in the large storage room off the front entrance. Spacious updated bathroom with deep soaker tub and tile surround. Decent sized bedroom with ample closet space and large window. Assigned COVERED parking stall at the rear and yes you can bring your pet, 1 dog or 2 cats allowed (15kg max) with board approval. This well managed CONCRETE building with very reasonable condo fees that include everything except electricity, offers a great lifestyle with loads of amenities close by and is available immediately so you can enjoy your summer in this vibrant, convenient neighbourhood.