



GRASSROOTS
REALTY GROUP

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

102, 917 18 Avenue SW
Calgary, Alberta

MLS # A2230230



\$264,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great location in the heart of Lower Mount Royal. Mount Royal Condos is a boutique building with a total of 8 units. This 2 bedroom and 1 bathroom corner unit is located on the ground floor and has been tastefully renovated with new paint and flooring throughout. Spacious living/dining room with wood burning fireplace that opens to a north facing balcony. Kitchen features new modern cabinets, quartz counter tops, stainless steel appliances and upgraded lighting. 2 generous sized bedrooms with mirror closets and fully updated 4-piece bathroom. Assigned surface parking stall and lots of street parking available. Perfect for your first home or investment.