



GRASSROOTS
REALTY GROUP

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105, 910 18 Avenue SW
Calgary, Alberta

MLS # A2237314



\$388,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
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: n/a

Welcome to Unit 105 at The Mantra – a rare south-facing gem in the heart of Lower Mount Royal, just one block from vibrant 17th Avenue yet tucked away on a quiet, tree-lined street. This immaculate 2-bedroom, 2-bathroom condo offers the perfect blend of urban convenience and serene comfort. With over 1,000 sq.ft. of thoughtfully designed living space, this home is ideal for young professionals, downsizers, or anyone seeking stylish city living. Step inside to find soaring 9-foot ceilings and engineered hardwood flooring throughout. The open-concept layout is bathed in natural light thanks to the unit’s desirable south-facing orientation. Large windows and French doors open onto a private, south-facing patio – perfect for entertaining or enjoying quiet summer evenings with a natural gas BBQ. The modern kitchen features sleek black granite countertops, maple cabinetry with custom touches like built-in wine racks, a breakfast bar, tiled backsplash, stainless steel appliances, and ample cabinet space. It flows effortlessly into the spacious dining and living area, complete with a cozy stainless steel gas fireplace. The bright and spacious primary bedroom easily fits a king-sized bed and includes a walk-in closet and a large ensuite with a walk-in shower and contemporary fixtures. The second bedroom is thoughtfully positioned on the opposite side of the unit for added privacy, with its own double closet and access to a second full 4-piece bathroom – ideal for guests or roommates. Additional features include radiant in-floor heating, in-suite laundry with a large storage closet, and contemporary lighting throughout. The unit also comes with secure heated underground parking and convenient visitor parking. Whether you’re enjoying a quiet night in or heading out to the nearby boutiques, restaurants, and cafés, this stunning Lower

Mount Royal condo offers the best of both worlds.