



**GRASSROOTS**  
REALTY GROUP

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822, 110 18A Street NW  
Calgary, Alberta

MLS # A2248700

**\$364,900**



<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	397 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Titled, Underground		
<b>Lot Size:</b>	1.45 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 201
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	N/A		

Experience the best of Kensington living in this brand-new top-floor 1 Bedroom, 1 Bathroom condo, designed with modern style and everyday convenience in mind. Perched on the 8th floor of a concrete building, this home offers both peace and prestige. South-facing windows fill the open-concept layout with natural light, while the sleek kitchen finished with quartz countertops, full-height cabinetry, and stainless steel appliances flows seamlessly into the living space. Step onto your private balcony and enjoy sweeping city views, with no one living above you. The bedroom provides a comfortable retreat alongside a contemporary four-piece bathroom. Everyday living is simplified with in-unit laundry and central air conditioning. Residents enjoy premium building amenities, including a landscaped terrace, a state-of-the-art fitness centre, and professional co-working spaces. All of this is set in the heart of Kensington, one of Calgary's most vibrant neighbourhoods. Cafes, boutique shops, acclaimed restaurants, fitness studios, and the Bow River pathways are just steps from your door.