



**GRASSROOTS**  
REALTY GROUP

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**714, 110 18A Street NW**  
**Calgary, Alberta**

**MLS # A2265324**



**\$574,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	707 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** n/a

Experience the perfect blend of modern design located just minutes from biking downtown to work, Truman's newest boutique concrete residence, ideally situated in the heart of Kensington, a central gem community in Calgary. Just steps from your door, you'll find Kensington's lively caf  s, boutique shops, and top-rated restaurants, with the Bow River pathways. This brand-new 7th-floor unit offers 2 bedrooms and 1 bathroom in a spacious, well-designed layout with a South facing balcony, catching each sunset. The open-concept living area flows seamlessly into a chef-inspired kitchen, featuring sleek quartz countertops and stainless steel appliances. Both bedrooms provide versatile living options, whether you need a home office, guest suite, or a shared space. The elegant four-piece bathroom is finished with high-end fixtures and thoughtful touches throughout. Enjoy your own private covered balcony with scenic views and a gas hookup for easy outdoor grilling. The unit also includes a titled underground parking stall along with a secure storage area, dedicated workplace station area and gym and secure underground bike storage.