



GRASSROOTS
REALTY GROUP

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201, 835 18 Avenue SW
Calgary, Alberta

MLS # A2268082



\$224,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	494 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Mixed	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: tv wall mount

"" OPEN HOUSE: SUNDAY, NOVEMBER 9, 12:30 - 3:30 PM "". Welcome to The Kitsilano — ideally situated on a quiet, tree-lined street just one block from vibrant 17th Avenue, offering easy walking access to renowned restaurants, pubs, boutique shops, and local services. This beautifully renovated one-bedroom suite features new luxury vinyl plank flooring throughout, quartz countertops, fresh paint, and new tile in both the kitchen and bathroom. The open-concept layout is thoughtfully designed, with a modern kitchen showcasing professionally painted maple shaker cabinets that open seamlessly to the dining and living areas. From there, step out onto your north-facing balcony overlooking the charming front street. The suite also includes an in-suite front-loading washer and dryer conveniently located in a large storage room off the front entrance. The spacious, updated bathroom offers a deep soaker tub with elegant tile surround. The bedroom provides generous closet space and a large window for natural light. Additional highlights include a dedicated parking stall at the rear of the building and pet-friendly policies (one dog or two cats, up to 15 kg each, with board approval). This well-managed concrete building features very reasonable condo fees that include all utilities except electricity. Offering an unbeatable lifestyle in one of Calgary's most desirable locations, this suite is move-in ready. Previously used as a rental prior to the renovation — furniture is available for negotiation.