



**GRASSROOTS**  
REALTY GROUP

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523, 18 A Street NW  
Calgary, Alberta

MLS # A2268709



**\$465,000**

Division:	West Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 309
Basement:	-	LLD:	20-24-1-W5
Exterior:	Concrete	Zoning:	MC-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to Frontier by Truman Homes, where modern design meets one of Calgary's most desirable inner-city communities &mdash; West Hillhurst. Perfectly situated steps from shops, cafes, parks, and the Bow River pathway, this 2-bedroom, 1-bath condo offers a vibrant urban lifestyle with a touch of tranquility. Inside, you'll find 9-ft ceilings, a chef-inspired kitchen featuring a gas stove and oven, built-in hood fan microwave, stainless steel refrigerator, and a sleek, open-concept layout perfect for entertaining or relaxing. Large windows fill the space with natural light, creating a bright and welcoming atmosphere. This home includes one titled underground parking stall, a storage locker, and access to exceptional building amenities &mdash; including a fully equipped fitness centre and a shared office/workspace, all conveniently covered by the condo fees. Living in West Hillhurst means enjoying quick access to Kensington Village, Foothills Hospital, the University of Calgary, and Downtown Calgary &mdash; all within minutes. Take a stroll along the Bow River, explore local boutique shops and restaurants, or bike into the core &mdash; this location truly offers the best of city living. Stylish, convenient, and ideally located &mdash; this Frontier condo is your opportunity to experience the West Hillhurst lifestyle at its best.