

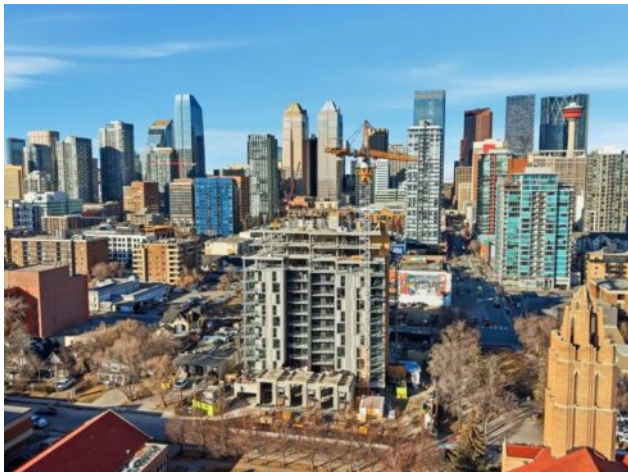


GRASSROOTS
REALTY GROUP

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813, 210 18 Avenue SW
Calgary, Alberta

MLS # A2286865



\$745,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 468
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Built by Homes by Avi, this beautifully designed 2 bedroom plus den/office, 2 bath Abby 1 floorplan offers modern living in the heart of Calgary's vibrant Culture and Entertainment District. Steps from the Calgary Stampede, BMO Centre, Scotiabank Saddledome, and the restaurants and nightlife of 17th Avenue, this location delivers exceptional walkability and urban convenience. Nestled within the sought after community of Mission, you're also moments from boutique shops, acclaimed dining such as Mercato and Añejo, and the world class MNP Community & Sport Centre. Inside, the condo features premium finishes and thoughtful design throughout. A large kitchen island with white quartz countertops is complemented by modern white cabinetry with chrome finishings, chrome faucets and hardware, and full size stainless steel appliances. Floor to ceiling windows and durable luxury vinyl plank flooring create a bright, contemporary atmosphere. The primary bedroom includes a walk in closet and private 3 piece ensuite while the spacious secondary bedroom provides excellent flexibility for guests, roommates, or a home office. A discreet in suite laundry room and included roller shade window coverings add everyday convenience. Concrete construction provides lasting durability, while central air conditioning ensures year round comfort. Additional highlights include titled underground heated parking and an storage locker. From this location, you'll love being able to walk to everything — from Mission's cafés and shops to the energy of 17th Avenue. Enjoy the Bow River Pathway just minutes away or spend the day exploring the CORE Shopping Centre with more than 120 retailers, including Holt Renfrew. Whether training at the MNP Community & Sport Centre or meeting friends at local favourites like Ship & Anchor or Model Milk,

this is urban living at its finest.