

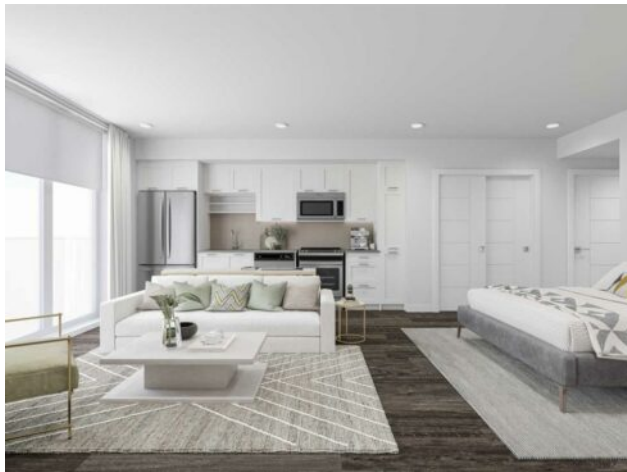


**GRASSROOTS**  
REALTY GROUP

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**210, 210 18 Avenue SW  
Calgary, Alberta**

**MLS # A2114959**



**\$392,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	398 sq.ft.	<b>Age:</b>	2026 (-2 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Insulated, Parkade, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt, Flat
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed, Silent Floor Joists
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Elevator, High Ceilings, Recreation Facilities, Stone Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 258
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

**\*SPECIAL PROMOTIONS!:** For a limited time, a **FULL FURNITURE PACKAGE** will be included at this price. You will also receive a **24 MONTH RENTAL GUARANTEE** and **2 years of FREE PROPERTY MANAGEMENT**. See brochure photos for details. (\*Special Promotions are offered for a limited time and are subject to change without notice) **LOOKING FOR AN INVESTMENT?** - Step into the future of Calgary's real estate market with this chic studio condo at Sovereign on 17th. Offering an ideal investment opportunity, this unit is designed for modern urban living, featuring one bathroom and in-unit laundry for maximum convenience. This exciting new development exemplifies contemporary architecture and innovative design, promising to be a sought-after address in Calgary's bustling landscape. With 155 units and 22 floorplans, this property is Airbnb friendly and ensures diversity and appeal to a broad range of potential tenants. Inside this COCO studio unit, a sleek kitchen awaits, boasting stainless steel appliances, quartz countertops, and stylish cabinetry—a compact yet functional space perfect for the discerning urban dweller. The serene sleeping area offers ample closet space. Large windows complete the living area, bathing the entire unit in natural light and providing residents with a cozy retreat at the end of a busy day. The bathroom embodies spa-like luxury, with modern fixtures and elegant finishes that elevate the living experience. With in-unit laundry facilities, tenants enjoy added convenience without sacrificing space or style. While this unit may not feature a balcony, Sovereign's prime location ensures easy access to all that Calgary has to offer. From trendy cafes to entertainment venues, everything is just a stone's throw away, with public transportation providing seamless connectivity to the city's amenities. Whether you're

expanding your investment portfolio or seeking to capitalize on Calgary's growing rental market, this studio condo at Sovereign on 17th offers an unparalleled opportunity. Embrace the future of urban living and secure your stake in Calgary's dynamic real estate landscape today.