



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**309, 210 18 Avenue SW
Calgary, Alberta**

MLS # A2119691



\$689,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	843 sq.ft.	Age:	2026 (-2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Insulated, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt, Flat	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed, Silent Floor Joists	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Recreation Facilities, Stone Counters, Walk-In Closet(s)		

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) **DON'T MISS THIS INVESTMENT OPPORTUNITY!!** - Welcome to Sovereign on 17th, where investment potential meets luxurious urban living. This two-bedroom, two-bathroom unit, complete with a balcony and in-unit laundry, offers the perfect blend of comfort and convenience for discerning investors. Nestled within the heart of Calgary's vibrant landscape, Sovereign on 17th boasts contemporary architecture and innovative design, ensuring its place as a standout investment in the city's future. With 155 units, featuring 22 unique floorplans, this property is Airbnb friendly and promises diversity and appeal to a wide range of renters. Step inside the DUKE model, where a stylish kitchen awaits, equipped with stainless steel appliances, quartz countertops, and sleek cabinetry—a chef's haven and a focal point for tenants seeking both functionality and sophistication. The two serene bedrooms offer ample closet space and abundant natural light, providing a tranquil escape for residents. The condo's two bathrooms exude spa-like luxury, boasting contemporary fixtures and elegant finishes that elevate the daily routine. Meanwhile, the spacious balcony offers a private outdoor oasis, perfect for relaxation or entertaining against the backdrop of Calgary's bustling cityscape. Convenience is paramount at Sovereign, with trendy cafes, fine dining establishments, boutiques, and entertainment venues just moments away. With public transportation within easy reach, tenants will appreciate the seamless connectivity

to all that Calgary has to offer. Whether you're seeking to enhance your investment portfolio or provide a premium living experience for tenants, this two-bedroom condo at Sovereign on 17th presents an unparalleled opportunity. Embrace the future of Calgary real estate with this sophisticated urban retreat, where every detail is designed to maximize both comfort and profitability.