209, 910 18 Avenue SW
Calgary, Alberta

MLS # A2139515

$419,900

Division:	Lower Mount Royal
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	1,149 sq.ft.	**Age:**	2005 (19 yrs old)
Beds:	2	**Baths:**	2

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 647
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar		

Inclusions:	none

This beautifully maintained two-bedroom unit on a tree-lined street in the heart of Lower Mount Royal offers executive living in this prime downtown location. Walking distance to trendy 17th Ave restaurants & shops, this property boasts a fantastic layout with two bedrooms and two baths, formal dining room, and a large living room with a corner gas fireplace. With over 1,148 square feet of living space, (one of the largest units) you’ll love the custom features throughout, such as 9-foot ceilings, tile and brazilian hardwood cherry floors. The generous kitchen, features abundant contemporary maple cabinetry, stainless-steel appliances, granite counters, and a large breakfast bar. A huge living and formal dining room area can accomodate the perfect setting, including a bulild in corner gas fireplace. The large primary bedroom offers a huge walk-in closet and private 4pc. ensuite, with a curved soaker tub, and granite counters. The second bedroom is spacious, and excellent for a roommate or home office. An additional 4 pc bath with granite counters is perfect. The added convenience of a gas BBQ line on the balcony & a heated parking stall in the secured underground parkade, complete the highlights of this exceptional condo. The Mantra is a well-maintained and well-managed building, with two elevators and double security doors. Additionally, there is a locked bike storage room, and one of the best parking spots in the building. A fantastic location, one of the largest units, move in ready, all at a great price. Dont miss this one!