



**307, 930 18 Avenue SW  
Calgary, Alberta**

**MLS # A2174296**



**\$419,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Enclosed, Garage Door Opener, Heated Garage, Parkad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Walk-In Closet(s)

**Inclusions:** All shelving throughout the unit, in the storage room, primary bedroom and all closet organizer in primary walk-in closet.

You will fall in love with the openness and brightness of this spacious 1167 sq ft 2 Bedroom, 2 full Bath, unit in picturesque Lower Mount Royal. One thing this condo has which is very hard to find downtown is 2 UNDERGROUND PARKING STALLS. You will never have to look for parking in the street and deal with parking tickets, scrape your windshield during the winter or carry your groceries for blocks. Right in your building, you, your spouse or your friends have access to 2 nice warm parking spaces. From the stunning maple hardwood floors throughout, the kitchen with granite countertops, beautiful maple cabinets and stainless steel appliances, massive living room with fireplace to the gorgeous stone floors and tub surround in both bathrooms, nothing has been spared when it comes to functionality and finishing. Both bedrooms are absolutely massive. The primary bedroom features a walk-in closet with a load of closet organizer, drawers and hanging bars to accommodate anyone with an extensive wardrobe. Additionally to this walk-in closet is a 4 pce ensuite with a deep soaker tub. The second bedroom is located on the other side of the living room, which provides each bedroom with ample privacy. The second bedroom, presently used as an office, features a wall to wall built-in closet with sliding door and access to the other 4pce bath which we can call a cheated 2nd ensuite bath. But this is not all. Right in your unit, there is also a large storage space/laundry room which is nicely accessed with a modern barn sliding door to give this condo more uniqueness and a modern look. 1 block from Mount Royal Village, Urban Fare, Best Buy, Canadian Tire, Shoppers Drug Mart, GoodLife Fitness, and vibrant 17th Avenue shopping, restaurants, and lounges. This location can't be beat. It is just a short walk to everything you need and a 10 minute drive to the University

of Calgary and Foothills Medical Centre. And finally but not the least, this building does accept your furry friends - 2 small dogs, maximum weight 25 lbs each or 1 medium dog maximum weight 40 lbs will be approved. This amazing condo with an outstanding location is ready for you to call home and enjoy all the festivities that the trendy 17 Ave has to offer during Holiday Season.