



**GRASSROOTS**  
REALTY GROUP

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**709, 210 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201846**



**\$749,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Insulated, Parkade, See Remarks, Stall, Titled, Underg		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Frame, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Sovereign on 17th—where modern design meets the electric energy of one of Calgary's most sought-after neighborhoods! If you've been dreaming of a home that blends style, convenience, and a location that puts you at the center of it all, this is it. This 843-square-foot Duke model isn't just another condo—it's a statement. With two spacious bedrooms, two beautifully designed bathrooms, and an open-concept living space filled with natural light from floor-to-ceiling windows, this home delivers both function and flair. The kitchen? Absolute perfection, with sleek quartz countertops, stainless steel appliances, and a versatile breakfast bar that invites everything from quick morning coffee to wine-fueled dinner parties. The master bedroom is your personal retreat, complete with a walk-in closet and an ensuite with a glass-enclosed shower that feels like a spa. The second bedroom is perfect for guests, a roommate, or even that dreamy home office you've been picturing. And let's talk convenience—with in-unit laundry, there's no hauling baskets down a hallway or waiting on shared machines. But the real magic? Step out onto your 98-square-foot private balcony, soak in the vibrant energy of 17th Avenue, and feel the buzz of Calgary's best restaurants, cafés, and boutiques right at your feet. Brunch at Monki, tapas at Añejo, cocktails at Model Milk—all within a short stroll. And when you need to escape, the river pathways, Lindsay Park, and transit access are right there. Living at Sovereign on 17th means more than just an amazing location—you also get access to top-tier amenities like a state-of-the-art fitness center, an owner's lounge for work or relaxation, and secure underground parking. And yes, this unit comes

with a titled parking space, so you'll never have to stress about parking. Whether you're a young professional craving a connected lifestyle, a downsizer looking for effortless living, or an investor wanting a prime rental opportunity, this unit delivers style, substance, and serious value. Don't wait—condos in this building are going fast, and this one is a standout. Book your private tour today and see why Sovereign on 17th is the place to be! PLEASE NOTE: Photos are virtual renderings and may not be the same fit and finish as Unit 709. Interior selections and floorplans shown in photos.