

412, 930 18 Avenue SW
Calgary, Alberta

MLS # A2184374



\$288,888

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	573 sq.ft.	Age:	1984 (41 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Enclosed, Garage Door Opener, Heated Garage, Off Street, Parka		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating: Baseboard, Hot Water

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 286

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: NONE

Beautiful top floor unit in Lower Mount Royal steps away from 17th Avenue. This unit is walking distance to all amenities, transit and the downtown core. Enjoy heated, underground parking and bike storage. This unit offers an open layout featuring new laminate and slate flooring, newer maple cabinetry, in-suite laundry and an in-suite storage room. The oversized south facing balcony overlooks a quiet, tree-lined street and has plenty of room for a BBQ, patio set, and plants. This unit shows pride of ownership and is non-smoking and pet-free. The building is pet-friendly upon board approval. Low condo fees make this unit ideal for a first time buyer or investor!