407, 910 18 Avenue SW
Calgary, Alberta

MLS # A2213216

$424,000

Division:	Lower Mount Royal
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	896 sq.ft.
Age:	2005 (20 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 693
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Inclusions: None

AWESOME location and beautiful views with this 2 bdrm + 2 full bath, TOP FLOOR, CORNER, unit with TWO HEATED UNDERGROUND, PARKING STALLS in Lower Mount Royal! Located just one block off 17th Avenue SW, the large windows help create a truly bright + open floor plan with 10 ft ceilings, stylish lighting, separate dining and living room areas and spacious Kitchen with stainless steel appliances. The Primary Bedroom shares space with a tasteful 4-piece Ensuite bathroom with large tub and updated shower head, while the 2nd bedroom also has a 4-piece bathroom right nearby. Enjoy great perks like the East-facing, approx 65 sq ft balcony with gas BBQ hook-up, newer paint throughout, in suite laundry, Air-Conditioning, In-floor radiant heating, and large in suite storage room and a dedicated Bike Room in the parkade. Just steps to great spots like Analog Coffee, The Shops of Mount Royal Village, Tomkins Park and some of Calgary's finest restaurants, shopping, fine dining and nightlife! Public transportation is also right nearby. Walking distance to just about everything AND room for you to park 2 vehicles in the heated parkade. This is a great property!