

# \$419,900 - 301, 910 18 Avenue Sw, Calgary

MLS® #A2199779

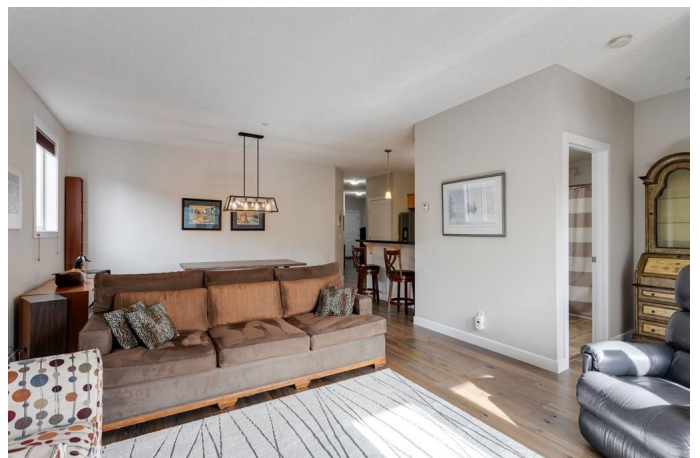
**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to the Mantra building in the vibrant community of Lower Mount Royal, just steps from 17th Avenue and a short stroll from Calgary's finest dining spots. This immaculate two-bedroom, two-bath condo is the ideal choice for young professionals or those looking to downsize while remaining in the heart of the city. Situated in the quiet southwest corner, this home feels like a private oasis. The south-facing unit is bathed in natural light, offering stunning views of the tree-lined street. With an open-concept floor plan featuring soaring 9-foot ceilings and over 1,000 square feet of living space, this home feels spacious and inviting. Engineered hardwood flooring has been recently installed and the entire unit has been freshly painted for a modern touch. Stay cool in the summer with air conditioning, and enjoy the abundance of light streaming through the south and west-facing windows. Summer evenings are best enjoyed on the balcony, grilling on your natural gas BBQ.

The charming corner gas fireplace enhances the cozy ambiance of this unit, creating a perfect setting for relaxation. With radiant in floor heating, you will stay warm all winter long. The modern kitchen features sleek black granite countertops, recently upgraded stainless steel appliances, and ample cabinet space, seamlessly flowing into the expansive open-concept dining and living areas. The



large primary bedroom offers a walk-in closet and a newly updated ensuite with a spacious walk-in shower. With plenty of room for a king sized bed, the primary suite will become your sanctuary. The second bedroom, flooded with natural light, is ideally located on the opposite side of the unit for added privacy. A secure, heated underground parkade with visitor parking adds convenience and peace of mind. With its unbeatable location and exceptional features, this condo truly offers the best of city living.

Built in 2005

### **Essential Information**

MLS® #	A2199779
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 910 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0H1

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Visitor Parking
Parking Spaces	1

Parking Parkade

## Interior

Interior Features Breakfast Bar, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings

Heating In Floor, Fireplace(s)

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

## Exterior

Exterior Features Balcony, BBQ gas line

Construction Stucco, Wood Frame

## Additional Information

Date Listed March 6th, 2025

Days on Market 27

Zoning M-C2

## Listing Details

Listing Office Charles

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