

# \$424,000 - 407, 910 18 Avenue Sw, Calgary

MLS® #A2213216

**\$424,000**

2 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

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!

Built in 2005

## Essential Information

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Price	\$424,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	407, 910 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H1

### **Amenities**

Amenities	Elevator(s), Secured Parking, Bicycle Storage
Parking Spaces	2
Parking	Heated Garage, Parkade, See Remarks, Underground
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

## **Additional Information**

Date Listed            April 18th, 2025  
Days on Market        5  
Zoning                    M-C2

## **Listing Details**

Listing Office            Real Broker

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