

# \$209,950 - 301, 835 18 Avenue Sw, Calgary

MLS® #A2228832

**\$209,950**

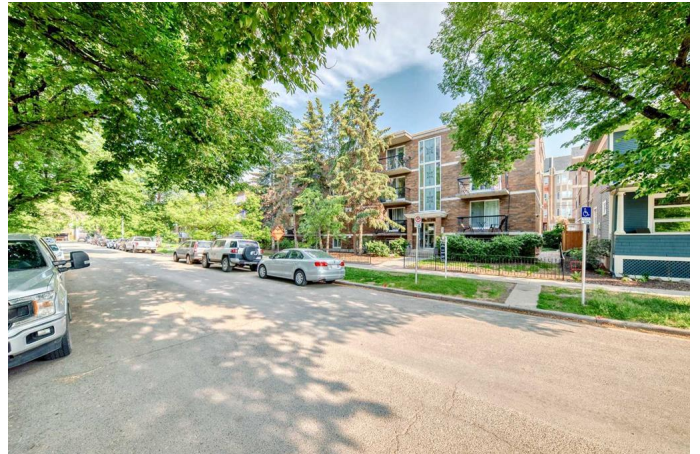
1 Bedroom, 1.00 Bathroom, 497 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Here's your opportunity to live in the sought after, trendy neighbourhood of Lower Mount Royal. The Kitsilano is nestled on a quiet tree lined street overlooking Heritage homes yet only 1 block off the lively 17th ave SW - Close enough to walk to all the great restaurants, pubs, boutique shops & services. This 3rd floor 1 bedroom suite faces north overlooking the street, maple hardwood floors with tile in kitchen & bathrooms. Open concept living with a well thought out kitchen with maple shaker cabinets, built in wine rack & room for a couple of stools at the breakfast bar. The kitchen overlooks the dining & living area and spills out onto the north facing balcony overlooking the front street - a perfect spot to relax and enjoy a beverage at days end.

In suite washer/dryer is in the large storage room off the front entrance. Spacious updated bathroom with deep soaker tub and tile surround. Decent sized bedroom with ample closet space and large window. Assigned COVERED parking stall at the rear and yes you can bring your pet, 1 dog or 2 cats allowed (15kg max) with board approval.

This well managed CONCRETE building with very reasonable condo fees that include everything except electricity, offers a great lifestyle with loads of amenities close by and is available immediately so you can enjoy your summer in this vibrant, convenient neighbourhood.



Built in 1969

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228832          |
| Price          | \$209,950         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 497               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301, 835 18 Avenue Sw |
| Subdivision | Lower Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 0G9               |

## Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 1                       |
| Parking        | Covered, Parkade, Stall |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                 |
|--------------|-----------------|
| Roof         | Mixed           |
| Construction | Brick, Concrete |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 77             |
| Zoning         | M-C2           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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