

# \$274,900 - 105, 835 18 Avenue Sw, Calgary

MLS® #A2210255

**\$274,900**

2 Bedroom, 1.00 Bathroom, 743 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to 835 18 Ave SW, nestled in the heart of Lower Mount Royal just one block off the lively and iconic 17th Avenue. This is where urban energy meets classic charm, offering the perfect blend of vibrant city living and the serene beauty of one of Calgary's most prestigious neighbourhoods.

This bright and stylish 2-bedroom, 1-bathroom end unit condo offers the warmth of home with the modern upgrades you'll appreciate. Step inside to discover rich laminate floors and a fresh, neutral palette that complements any decor. The open-concept kitchen is both functional and elegant, complete with sleek granite countertops, rich espresso cabinetry, and a layout designed for both casual evenings and weekend entertaining.

The living and dining areas are spacious and filled with natural light, anchored by a cozy fireplace—ideal for Calgary's winter evenings. Step through the sliding doors to your private patio, a peaceful retreat overlooking charming heritage homes and tree-lined streets.

Both bedrooms are generously sized with ample closet space, and the updated four-piece bathroom features modern tile finishes for a clean, contemporary feel.

The convenience continues with your own assigned outdoor parking stall and the unbeatable walkability of the area. Enjoy



boutique shopping, trendy restaurants, and all the excitement of 17th Avenue just steps from your door. Whether youâ€™re walking to work, grabbing coffee with friends, or exploring Calgaryâ€™s downtown core, this location delivers it all.

Live where lifestyle meets location. Schedule your private showing today and take the first step toward owning your home.

Built in 1969

**Essential Information**

MLS® #	A2210255
Price	\$274,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	743
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	105, 835 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0G9

**Amenities**

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	4

## Exterior

Exterior Features	None
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	M-C2

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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