

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

MLS® #A2228832

**\$209,950**

1 Bedroom, 1.00 Bathroom, 497 sqft

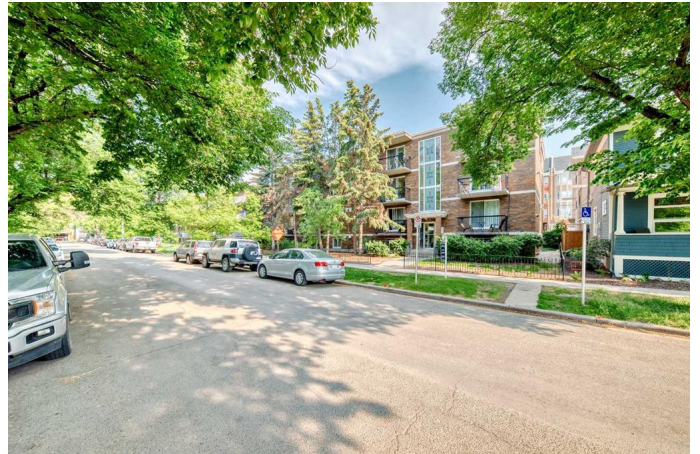
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Hereâ€™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 â€“ 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
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.