\$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

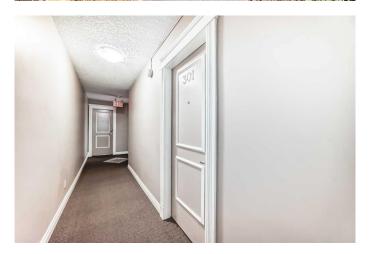
Here's your opportunity to live in the sought after, trendy neighbourhood of Lower Mount Royal. The Kitsilano is nestled on a quiet tree lined street overlooking Heritage homes yet only 1 block off the lively 17th ave SW - Close enough to walk to all the great restaurants, pubs, boutique shops & services. 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 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.







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 78

Zoning M-C2

Listing Details

Listing Office RE/MAX First

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