



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210 18 Avenue #210, Calgary T2S 3H1**

MLS® #: **A2114959**

Area: **Mission**

Listing Date: **04/08/24**

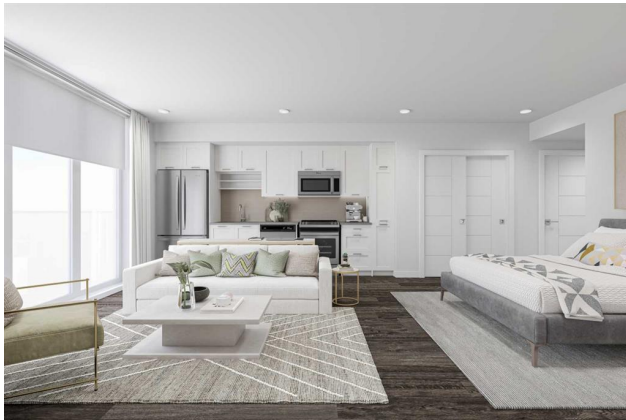
List Price: **\$392,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2026**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **398**  
Low Sqft:  
Ttl Sqft: **398**

DOM

**41**

Layout

Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **0**  
Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

**Garage Door Opener, Insulated, Parkade, See Remarks, Titled, Underground**

Utilities and Features

Roof: **Asphalt, Flat**  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete, Metal Siding, Mixed, Silent Floor Joists**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Elevator, High Ceilings, Recreation Facilities, Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	20`9" x 12`6"	3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:  
**\$258**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1710505;13

Remarks

Pub Rmks:

**\*SPECIAL PROMOTIONS!:** For a limited time, a **FULL FURNITURE PACKAGE** will be included at this price. You will also receive a **24 MONTH RENTAL GUARANTEE** and **2 years of FREE PROPERTY MANAGEMENT**. See brochure photos for details. (\*Special Promotions are offered for a limited time and are subject to change without notice) **LOOKING FOR AN INVESTMENT?** - Step into the future of Calgary's real estate market with this chic studio condo at Sovereign on 17th. Offering an ideal investment opportunity, this unit is designed for modern urban living, featuring one bathroom and in-unit laundry for maximum convenience. This exciting new development exemplifies contemporary architecture and innovative design, promising to be a sought-after address in Calgary's bustling landscape. With 155 units and 22 floorplans, this property is Airbnb friendly and ensures diversity and appeal to a broad range of potential tenants. Inside this COCO studio unit, a sleek kitchen awaits, boasting stainless steel appliances, quartz countertops, and stylish cabinetry—a compact yet functional space perfect for the discerning urban dweller. The serene sleeping area offers ample closet space. Large windows complete the living area, bathing the entire unit in natural light and providing residents with a cozy retreat at the end of a busy day. The bathroom embodies spa-like luxury, with modern fixtures and elegant finishes that elevate the living experience. With in-unit laundry facilities, tenants enjoy added convenience without sacrificing space or style. While this unit may not feature a balcony, Sovereign's prime location ensures easy access to all that Calgary has to offer. From trendy cafes to entertainment venues, everything is just a stone's throw away, with public transportation providing seamless connectivity to the city's amenities. Whether you're expanding your investment portfolio or seeking to capitalize on Calgary's growing rental market, this studio condo at Sovereign on 17th offers an unparalleled opportunity. Embrace the future of urban living and secure your stake in Calgary's dynamic real estate landscape today.

Inclusions:

N/A

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





## Rental Guarantee

2 YEAR GUARANTEE- HOW IT WORKS

Guaranteed Monthly Amount	
COCO \$1,986 - \$2,228	EDEN \$3,226 - \$3,457
HAZEL \$2,375 - \$2,583	GAGE \$3,349 - \$3,569
BELLE \$2,635 - \$2,865	DUKE \$3,789 - \$3,924
FELIX SOLD OUT	ABBY \$4,042 - \$4,278

Leasehold payments are made as a monthly lease via Pre Authorized Debit (PAD). Rent is calculated at 0.75% of the gross and includes taxes.

### What We Provide

- Monthly leasehold program payments for two years, reducing your investment risk
- Providing expert level screening and property management services
- Builder direct service resulting in long term tenancies and higher renewal/continuance of direct rent after the 2 year term
- No rental restrictions

### What You Provide

- All costs associated with the property (taxes, insurance, roof top payments, maintenance, condo fees & closing fees)
- \*Utilities are the landlord's responsibility when the unit is not occupied

\*These values are provided as an estimate only. Homebuyers in British Columbia are advised to seek legal advice before purchasing a property.

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Home by AVI

## Looking to Lease Your Property?

Blue Jean Property Management will manage your property for you. From sourcing tenants to managing your property, we've got you covered!

A leasing office is available on-site to provide peace-of-mind.

### You're in Good Hands

Sovereign will be proudly managed by Blue Jean Condo Management.

Blue Jean's team of educated experts are ready to ensure your condo building is healthy and in great shape - for now - for always.

BlueJeanFits.com

Furniture Package

Sovereign

Unit Coco

Sofa	Coffee Table	Area Rug	Armchair	Floor Lamp	TV Console
Dining Table	Bar Stool (42)	Bed Frame (Queen Size)	Nightstand	Table Lamp	Dresser & 2 Drawers (Queen Size)
Dresser (Queen Size)	Mattress (Queen Size)	Pillow (42)	Shoes Set (42) (Queen Size)	Bath Towel Set	Paper Towel Holder
Pots & Pans	Dinnerware Set	Tea Towels			

\*Product & prices subject to availability upon ordering. Comparable substitutions will be provided.

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