



THE
A-TEAM

**RE/MAX
FIRST**

210 18 Avenue #309, Calgary T2S 3H1

MLS® #: **A2119691**

Area: **Mission**

Listing Date: **04/03/24**

List Price: **\$689,900**

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: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

46

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

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:
Utilities: **Elevator, High Ceilings, Recreation Facilities, Stone Counters, Walk-In Closet(s)**

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 12`3"
Bedroom - Primary	Main	9`3" x 11`1"
Bedroom	Main	11`2" x 9`0"
3pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`5" x 11`7"
3pc Bathroom	Main	
Balcony	Main	
Walk-In Closet	Main	

Legal/Tax/Financial

Condo Fee:
\$451

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc:

1710505;26

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) **DON'T MISS THIS INVESTMENT OPPORTUNITY!!** - Welcome to Sovereign on 17th, where investment potential meets luxurious urban living. This two-bedroom, two-bathroom unit, complete with a balcony and in-unit laundry, offers the perfect blend of comfort and convenience for discerning investors. Nestled within the heart of Calgary's vibrant landscape, Sovereign on 17th boasts contemporary architecture and innovative design, ensuring its place as a standout investment in the city's future. With 155 units, featuring 22 unique floorplans, this property is Airbnb friendly and promises diversity and appeal to a wide range of renters. Step inside the DUKE model, where a stylish kitchen awaits, equipped with stainless steel appliances, quartz countertops, and sleek cabinetry—a chef's haven and a focal point for tenants seeking both functionality and sophistication. The two serene bedrooms offer ample closet space and abundant natural light, providing a tranquil escape for residents. The condo's two bathrooms exude spa-like luxury, boasting contemporary fixtures and elegant finishes that elevate the daily routine. Meanwhile, the spacious balcony offers a private outdoor oasis, perfect for relaxation or entertaining against the backdrop of Calgary's bustling cityscape. Convenience is paramount at Sovereign, with trendy cafes, fine dining establishments, boutiques, and entertainment venues just moments away. With public transportation within easy reach, tenants will appreciate the seamless connectivity to all that Calgary has to offer. Whether you're seeking to enhance your investment portfolio or provide a premium living experience for tenants, this two-bedroom condo at Sovereign on 17th presents an unparalleled opportunity. Embrace the future of Calgary real estate with this sophisticated urban retreat, where every detail is designed to maximize both comfort and profitability.

Inclusions:

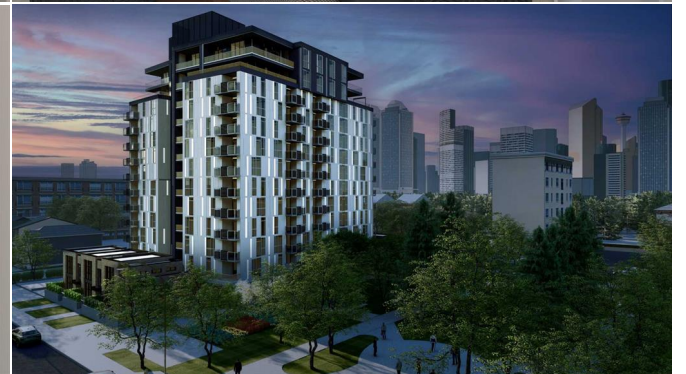
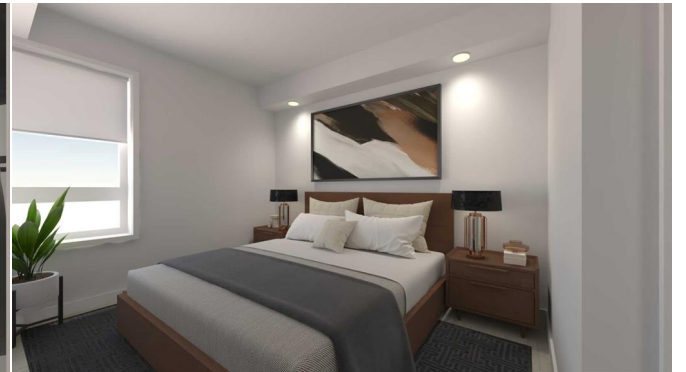
N/A

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 \$3,949 - \$3,569
BELLE \$2,635 - \$2,865	DUKE \$3,789 - \$3,924
FELIX SOLD OUT	ABBY \$4,042 - \$4,278

Residual payments are made on a monthly basis via Pre Authorized Debit (PAD). Rents are calculated at 6.5% of the gross unit purchase price.

What We Provide

- Monthly landlord's program payments for two years, including 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, mortgage payments, maintenance, condo fees & closing fees)
- Utilities are the tenant's responsibility when they are not assigned

*This document and its contents are for informational purposes only. It does not constitute an offer or solicitation of any financial product or service. Please consult your broker for more information.

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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 Duke

Sofa	Coffee Table	Area Rug	Armchair	Side Table	TV Console
Dining Table	Dining Chair (x4)	Bar Stool (x4)	Bed Frame King Size	Bed Frame Queen Size	Nightstand
Table Lamp	Duvet Cover & Shams King Size	Duvet Cover & Shams Queen Size	Duvet Cover (x2) King & Queen Size	Mattress King King & Queen Size	Pillow (x4)
Sheet Set (x4) King & Queen Size	Bath Towel Set (x4)	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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