

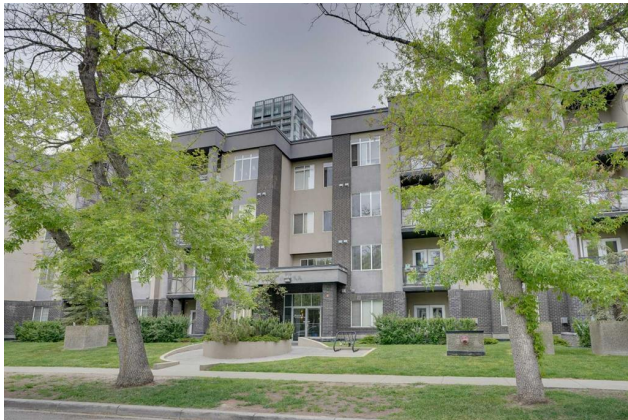


THE
A-TEAM

**RE/MAX
FIRST**

910 18 Avenue #209, Calgary T2T0H1

MLS®#: **A2172611** Area: **Lower Mount Royal** Listing Date: **10/11/24** List Price: **\$399,500**
 Status: **Active** County: **Calgary** Change: **-\$6k, 25-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,148**
 Low Sqft:
 Ttl Sqft: **1,148**

DOM

71
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	17`2" x 23`9"	Kitchen	Main	8`11" x 8`5"
Bedroom - Primary	Main	12`10" x 14`9"	Bedroom	Main	9`3" x 15`9"
4pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$647** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 0513818

Remarks

Pub Rmks: **This beautifully maintained two-bedroom unit on a tree-lined street in the heart of Lower Mount Royal offers executive living in this prime downtown location. Walking distance to trendy 17th Ave restaurants & shops, this property boasts a fantastic layout with two bedrooms and two baths, formal dining room, and a large living room with a corner gas fireplace. With over 1,148 square feet of living space, (one of the largest units) you'll love the custom features throughout, such as 9-foot ceilings, tile and brazilian hardwood cherry floors. The generous kitchen, features abundant contemporary maple cabinetry, stainless-steel appliances, granite counters, and a large breakfast bar. A huge living and formal dining room area can accomodate the perfect setting, including a bulild in corner gas fireplace. The large primary bedroom offers a huge walk-in closet and private 4pc. ensuite, with a curved soaker tub, and granite counters. The second bedroom is spacious, and excellent for a roommate or home office. An additional 4 pc bath with granite counters is perfect. The added convenience of a gas BBQ line on the balcony & a heated parking stall in the secured underground parkade, complete the highlights of this exceptional condo. The Mantra is a well-maintained and well-managed building, with two elevators and double security doors. Additionally, there is a locked bike storage room, and one of the best parking spots in the building. A fantastic location, one of the largest units, move in ready, all at a great price. Dont miss this one!**

Inclusions: **NONE**
Property Listed By: **RE/MAX Realty Professionals**

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







