



THE
A-TEAM

**RE/MAX
FIRST**

210 18 Avenue #908, Calgary T2S 3H1

MLS® #: **A2175305**

Area: **Mission**

Listing Date: **11/17/24**

List Price: **\$609,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **699**
Low Sqft:
Ttl Sqft: **699**

DOM

137
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:
Lot Feat:
Park Feat:

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

Utilities and Features

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

Construction: **Composite Siding, Concrete, Metal Frame, Metal Siding , Mixed**
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: **Open Floorplan, Stone Counters, Walk-In Closet(s)**

Room Information

Room	Level	Dimensions
Laundry	Main	
Bedroom	Main	8`6" x 9`6"
Kitchen With Eating Area	Main	10`3" x 12`1"
Walk-In Closet	Main	
Balcony	Main	

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Walk-In Closet	Main	0`0" x 0`0"
Bedroom - Primary	Main	8`0" x 10`6"
Living Room	Main	10`0" x 11`1"
Nook	Main	

Legal/Tax/Financial

Condo Fee:
\$463

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1710505;109**

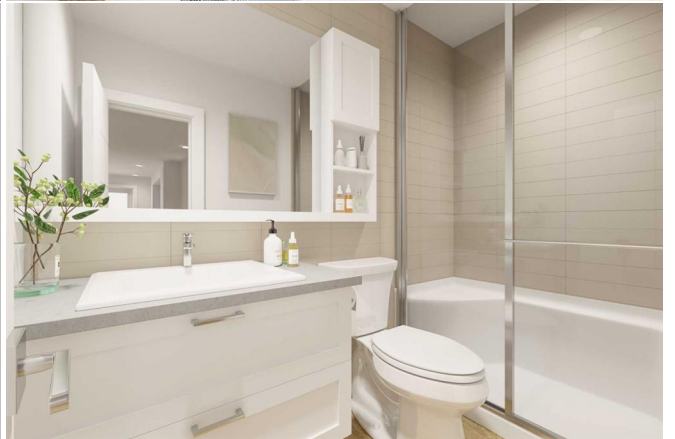
Remarks

Pub Rmks: **Welcome to the prestigious Sovereign on 17th, where sophisticated design meets the pinnacle of urban living. Set on the 9th floor of this soon-to-be landmark, this exquisite Homes by Avi Gage unit boasts two spacious bedrooms and one elegant bathroom, offering a sanctuary of style and comfort in the heart of Calgary's vibrant core. With breathtaking city views, a private balcony, and premium amenities, this is downtown living at its finest. From the moment you enter, you're greeted by a seamless blend of modern finishes and timeless elegance. The open-concept living space is adorned with expansive windows that fill the home with natural light, highlighting the meticulous attention to detail. The kitchen is a chef's dream, featuring premium stainless steel appliances, stone countertops, and custom full-height cabinetry and a dedicated computer nook—the perfect balance of function and artistry. The primary and secondary bedrooms are thoughtfully designed as private retreats, offering generous walk-in closet space and a serene ambiance. The spa-inspired bathroom showcases designer fixtures, a luxurious vanity, and finishes that evoke a sense of indulgence. With in-suite laundry discreetly tucked away, every detail is curated to elevate your living experience. Step out onto your private balcony to savor sweeping city views—a perfect spot for morning coffee or evening relaxation. This unit also includes the convenience of a titled underground parking stall, ensuring your vehicle stays secure and protected year-round. Adding to its appeal is an attached storage locker, providing the perfect space to keep your belongings organized and easily accessible. Situated in one of Calgary's most desirable neighborhoods, Sovereign on 17th places the city's finest dining, upscale boutiques, and cultural hotspots mere steps from your door. With excellent transit connections, the entire city becomes your playground. Sovereign on 17th is not just a residence—it's a statement. Designed to embody luxury and sophistication, this two-bedroom Gage unit offers an unparalleled opportunity to immerse yourself in downtown Calgary's most distinguished lifestyle. Elevate your living experience. Welcome home to Sovereign on 17th.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







Sovereign
 Gage
 795 SQ FT | 2 BED + MEDIA | 1 BATH

Available from \$333

RENDERINGS BY DESIGN
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