

# \$369,900 - 311, 910 18 Avenue Sw, Calgary

MLS® #A2200312

**\$369,900**

2 Bedroom, 1.00 Bathroom, 854 sqft  
Residential on 0.00 Acres

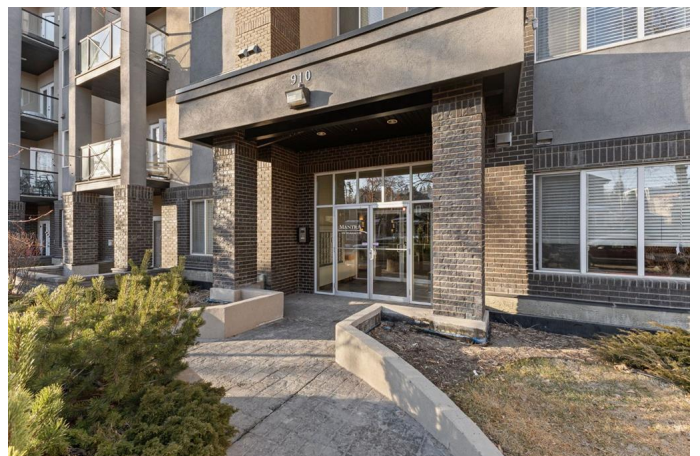
Lower Mount Royal, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom apartment, offering executive-style living in the heart of Lower Mount Royal. Situated just steps away from vibrant 17th Avenue, you'll enjoy unparalleled access to some of Calgary's best dining, shopping, and entertainment. Walk to Canadian Tire, Best Buy, Shoppers Drug Mart, and Western Canada High School, as well as popular restaurants like D-Spot Café, Analog and Deville Coffee, Blanco Cantina, Una Pizza, and numerous other popular patios and restaurants ideal for summer evenings. This stylish unit features a thoughtfully designed layout, seamlessly connecting the spacious living room, formal dining area, and modern kitchen. High-end finishes include 9-foot knock-down ceilings, tile and hardwood flooring with in-floor heating, contemporary maple cabinetry, and stainless steel appliances. The kitchen boasts a sit-up bar, while the inviting gas fireplace enhances the living space with warmth and ambiance. Tech-friendly and perfect for remote work, this unit is Cat-5 wired for high-speed connectivity. Enjoy year-round convenience with a gas BBQ hookup on the private balcony and the added luxury of secure heated underground parking.

Built in 2005

## Essential Information

MLS® #                      A2200312



Price	\$369,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	854
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	311, 910 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H1

### **Amenities**

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony
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Construction      Other

### **Additional Information**

Date Listed      March 10th, 2025

Days on Market      1

Zoning      M-C2

### **Listing Details**

Listing Office      RE/MAX First

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