

# \$388,000 - 205, 910 18 Avenue Sw, Calgary

MLS® #A2185605

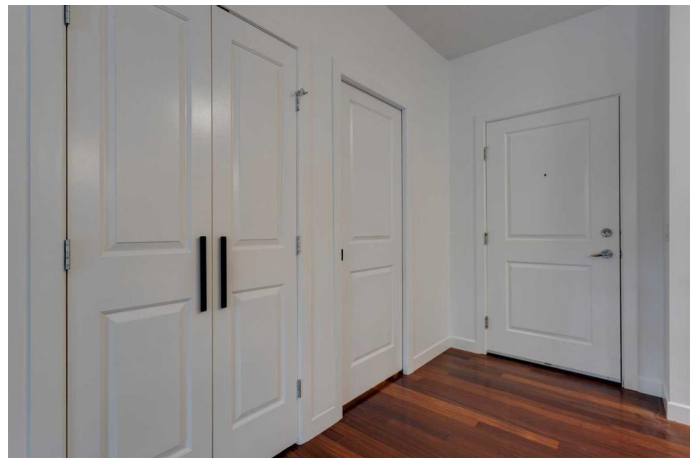
## \$388,000

2 Bedroom, 2.00 Bathroom, 856 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

The perfect location! Just 1 block off 17th Ave on a quiet tree lined street, this 2bd 2bth second floor unit in the sought after Mantra building offers south facing exposure and an excellent layout. The entryway blends into the open kitchen/dining and living area centered by a focal corner fireplace. A convenient large storage room just off the entryway allows for ample in-unit storage, also with full stacked washer and dryer. Just beside is another large closet perfect for extra pantry or additional storage. The kitchen features updated stainless appliances, full tile back splash and lots of counter & cabinet space for food prep. Entertain at the raised bar, or enjoy the comfort of the main dining and living area seamlessly blending together, all while enjoying the central A/C unit. The bright balcony doors welcome you outside to enjoy the beautiful bright south facing street views, or to relax at the end of the day. A convenient central 4pc bathroom is tucked around the corner, which also leads to a sunny bedroom with double closets. On the other side is the generous primary room, with walk through closet and lovely 4pc ensuite. Underground assigned parking is also included. This is a beautiful, well kept building in one of the best streets in the downtown area, offering great walkability with a perfect blend of quiet and convenience. This unit offers excellent value. Flexible possession is available.

Built in 2005



## Essential Information

MLS® #	A2185605
Price	\$388,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	205, 910 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H1

## Amenities

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

## Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Many Trees, Street Lighting
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	M-C2

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.