

714, 110 18A Street NW
Calgary, Alberta

MLS # A2265324



\$574,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 707 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------|-------------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 376 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | MC-1 |
| Foundation: | - | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: n/a

Experience the perfect blend of modern design located just minutes from biking downtown to work, Truman's newest boutique concrete residence, ideally situated in the heart of Kensington, a central gem community in Calgary. Just steps from your door, you'll find Kensington's lively cafés, boutique shops, and top-rated restaurants, with the Bow River pathways. This brand-new 7th-floor unit offers 2 bedrooms and 1 bathroom in a spacious, well-designed layout with a South facing balcony, catching each sunset. The open-concept living area flows seamlessly into a chef-inspired kitchen, featuring sleek quartz countertops and stainless steel appliances. Both bedrooms provide versatile living options, whether you need a home office, guest suite, or a shared space. The elegant four-piece bathroom is finished with high-end fixtures and thoughtful touches throughout. Enjoy your own private covered balcony with scenic views and a gas hookup for easy outdoor grilling. The unit also includes a titled underground parking stall along with a secure storage area, dedicated workplace station area and gym and secure underground bike storage.