

1103, 210 18 Avenue SW  
Calgary, Alberta

MLS # A2287348



## \$349,900

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	398 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 258
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** None

Built by Homes by Avi, this beautifully designed studio suite with the Coco floorplan offers modern living in the heart of Calgary's vibrant Culture and Entertainment District. Steps from the Calgary Stampede, BMO Centre, Scotiabank Saddledome, and the restaurants and nightlife of 17th Avenue, this location delivers exceptional walkability and urban convenience. Nestled within the sought after community of Mission, you're also moments from boutique shops, acclaimed dining such as Mercato and Añejo, and the world class MNP Community & Sport Centre. Inside, the condo features premium finishes and thoughtful design throughout. A kitchen island/eating bar with white quartz countertops is complemented by sleek white cabinetry, chrome faucets and hardware, and full size stainless steel appliances. Floor to ceiling windows and durable luxury vinyl plank flooring create a bright, contemporary atmosphere. The bedroom area, a 4 piece bath, large closet/storage space & discreet in suite laundry room complete this studio suite. Included roller shade window coverings add everyday convenience. Concrete construction provides lasting durability, while central air conditioning ensures year round comfort. Additional highlights include an assigned storage locker. From this location, you'll love being able to walk to everything — from Mission's cafes and shops to the energy of 17th Avenue. Enjoy the Bow River Pathway just minutes away or spend the day exploring the CORE Shopping Centre with more than 120 retailers, including Holt Renfrew. Whether training at the MNP Community & Sport Centre or meeting friends at local favorites like Ship & Anchor or Model Milk, this is urban living at its finest.