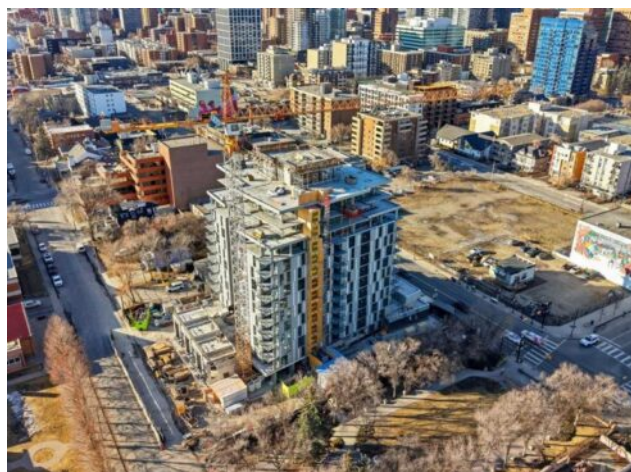


706, 210 18 Avenue SW  
Calgary, Alberta

MLS # A2287583



## \$718,800

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<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>	\$ 468
<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, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Built by Homes by Avi, this beautifully designed 2 bedroom plus den/office, 2 bath Abbey 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 A&ntilde;ejo, and the world class MNP Community & Sport Centre. Inside, the unit features premium finishes and thoughtful design throughout. A large kitchen island/eating bar with Ocean Foam quartz countertops is complemented by Cotton Mist shaker cabinetry, black 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 primary bedroom includes a walk in closet and private 3 piece ensuite, while the spacious secondary bedroom with ample closet space and separate 4 piece bath offer excellent flexibility for guests or roommates. The spacious living room has access to a large north facing balcony allowing gorgeous views of the city skyline. The pocket office/den is the perfect space for work from home days. A discreet in suite laundry room and included roller shade window coverings add everyday convenience. Concrete construction provides lasting durability, while central air conditioning ensures year round comfort. Additional highlights include titled underground heated parking and an assigned storage locker. From this location, you'll love being able to walk to everything &mdash; from Mission's caf&eacute;s 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.