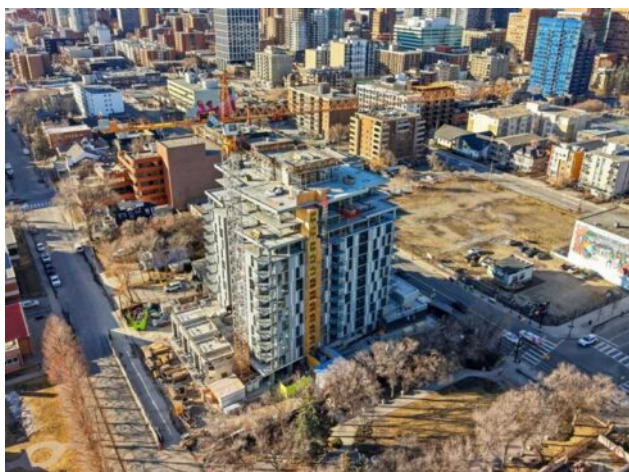


708, 210 18 Avenue SW  
Calgary, Alberta

MLS # A2287587



## \$533,800

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<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>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

OPEN HOUSE SATURDAY, MAY 16TH & SUNDAY, MAY 17TH FROM 12-2 PM!! Built by Homes by Avi, this beautifully designed 2 bedroom, 1 bath Gage 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&tilde;ejo, and the world class MNP Community & Sport Centre. Inside, the unit features premium finishes and thoughtful design throughout. The spacious living room has access to a large north facing balcony allowing gorgeous views of the city skyline. A large kitchen with grey quartz countertops and island/eating bar 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 primary bedroom includes a walk in closet, while the spacious secondary suite with walk-in closet offers excellent flexibility for guests, roommates, or a home office. 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 favourites like Ship & Anchor or Model Milk, this is urban living at its finest.