



## 910 18 Avenue Calgary Alberta

\$405,500

This beautifully maintained two-bedroom unit on a tree-lined street in the heart of Lower Mount Royal offers executive living in this prime downtown location. Walking distance to trendy 17th Ave restaurants & shops, this property boasts a fantastic layout with two bedrooms and two baths, formal dining room, and a large living room with a corner gas fireplace. With over 1,148 square feet of living space, (one of the largest units) you'll love the custom features throughout, such as 9-foot ceilings, tile and brazilian hardwood cherry floors. The generous kitchen, features abundant contemporary maple cabinetry, stainless-steel appliances, granite counters, and a large breakfast bar. A huge living and formal dining room area can accommodate the perfect setting, including a built-in corner gas fireplace. The large primary bedroom offers a huge walk-in closet and private 4pc. ensuite, with a curved soaker tub, and granite counters. The second bedroom is spacious, and excellent for a roommate or home office. An additional 4 pc bath with granite counters is perfect. The added convenience of a gas BBQ line on the balcony & a heated parking stall in the secured underground parkade, complete the highlights of this exceptional condo. The Mantra is a well-maintained and well-managed building, with two elevators and double security doors. Additionally, there is a locked bike storage room, and one of the best parking spots in the building. A fantastic location, one of the largest units, move in ready, all at a great price. Don't miss this one! (id:6769)

Living room/Dining room 17.17 Ft x 23.75 Ft

Kitchen 8.92 Ft x 8.42 Ft

Primary Bedroom 12.83 Ft x 14.75 Ft

Bedroom 9.25 Ft x 15.75 Ft

4pc Bathroom Measurements not available

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