



930 18 Avenue Calgary Alberta

\$419,000

You will fall in love with the openness and brightness of this spacious 1167 sq ft 2 Bedroom, 2 full Bath, unit in picturesque Lower Mount Royal. One thing this condo has which is very hard to find downtown is 2 UNDERGROUND PARKING STALLS. You will never have to look for parking in the street and deal with parking tickets, scrape your windshield during the winter or carry your groceries for blocks. Right in your building, you, your spouse or your friends have access to 2 nice warm parking spaces. From the stunning maple hardwood floors throughout, the kitchen with granite countertops, beautiful maple cabinets and stainless steel appliances, massive living room with fireplace to the gorgeous stone floors and tub surround in both bathrooms, nothing has been spared when it comes to functionality and finishing. Both bedrooms are absolutely massive. The primary bedroom features a walk-in closet with a load of closet organizer, drawers and hanging bars to accommodate anyone with an extensive wardrobe. Additionally to this walk-in closet is a 4 pce ensuite with a deep soaker tub. The second bedroom is located on the other side of the living room, which provides each bedroom with ample privacy. The second bedroom, presently used as an office, features a wall to wall built-in closet with sliding door and access to the other 4pce bath which we can call a cheated 2nd ensuite bath. But this is not all. Right in your unit, there is also a large storage space/laundry room which is nicely accessed with a modern barn sliding door to give this condo more uniqueness and a modern look. 1 block from Mount Royal Village, Urban Fare, Best Buy, Canadian Tire, Shoppers Drug Mart, GoodLife Fitness, and vibrant 17th Avenue shopping, restaurants, and lounges. This location can't be beat. It is just a short walk to everything you need and a 10 minute drive to the University of Calgary and Foo...

Foyer 11.42 Ft x 10.33 Ft
Living room 16.67 Ft x 14.75 Ft
Dining room 13.00 Ft x 10.33 Ft
Kitchen 8.67 Ft x 8.17 Ft
Primary Bedroom 13.25 Ft x 12.00 Ft

Bedroom 15.08 Ft x 14.33 Ft
4pc Bathroom 8.67 Ft x 4.83 Ft
4pc Bathroom 8.83 Ft x 5.00 Ft
Laundry room 8.92 Ft x 6.08 Ft
Other 8.67 Ft x 6.25 Ft

Listing Presented By:



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REALTY

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