



## 210 18 Avenue Calgary Alberta

\$894,900

Welcome to penthouse living with a downtown twist. Perched on the 13th floor of Sovereign on 17th, this 1-bedroom + flex, 2-bathroom condo offers 976 sq ft of modern elegance in Calgary's vibrant Mission district--just steps from the energy of 17th Avenue and the serenity of the Elbow River pathways. Whether you're seeking a stylish urban residence or a turnkey investment, this thoughtfully designed new-build delivers both form and function in one impressive package. Inside, the open-concept layout makes a bold first impression with luxury vinyl plank flooring, quartz countertops, and a full-sized KitchenAid appliance package. The kitchen is a true showpiece, featuring two-toned soft-close cabinetry, a built-in drawer microwave elegantly tucked into the custom island, and stylish finishes throughout--ideal for morning coffee or evening cocktails. Floor-to-ceiling windows fill the living and dining areas with natural light, while the versatile flex space offers room for a home office, reading nook, or guest zone. A second full bathroom adds convenience for visitors or shared living. Tucked quietly away, the spacious primary bedroom features a walk-in closet and a chic 4-piece ensuite complete with double vanity, a fully tiled shower, and heated tile floors--a luxurious touch for Calgary's cooler months. And the showstopper? Your private balcony--104 sq ft of outdoor space complete with a BBQ gas line and jaw-dropping skyline views. Enjoy year-round comfort with central air conditioning, in-suite laundry, and access to elevated amenities including a fitness centre, social lounge, and secure bike storage. This unit includes one titled underground parking stall with storage locker, plus two additional assigned storage lockers--a rare find in Calgary's core. Pets are welcome, professional management is in place, and condo fees include heat, water, and more. With completion a...

Other Measurements not available

3pc Bathroom .00 Ft x .00 Ft

Laundry room Measurements not available

Primary Bedroom 11.00 Ft x 11.75 Ft

Other Measurements not available

4pc Bathroom Measurements not available

Other Measurements not available

Living room/Dining room 11.75 Ft x 17.25 Ft

Other Measurements not available

Other 13.42 Ft x 14.17 Ft

Other 8.50 Ft x 11.00 Ft

Listing Presented By:



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