



**GRASSROOTS**  
REALTY GROUP

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260, 110 18A Street NW  
Calgary, Alberta

MLS # A2305449



**\$799,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** na

Discover this distinctive 2-Bedroom, 2.5-Bath residence in Frontier—Truman’s newest boutique development ideally located in the heart of vibrant Kensington. This rare multi-level home offers a thoughtfully designed layout that perfectly blends style, comfort, and functionality. The upper level entry welcomes you into the bright, open-concept living space featuring a modern kitchen with quartz countertops, full-height cabinetry, and stainless steel appliances. The kitchen flows seamlessly into the spacious dining and living areas, complemented by a convenient half bath—perfect for entertaining or relaxing in style. Downstairs, the private lower level hosts two well-appointed bedrooms, including the primary suite with its own ensuite bathroom, along with a secondary full bath. From this level, residents enjoy direct access to the building’s boutique-style amenities, including the fitness centre and co-working spaces. Situated just steps from Kensington’s boutique shops, top-rated restaurants, trendy cafés, the Bow River pathways, LRT access, and downtown Calgary, this home offers the ultimate in connected urban living. Photo gallery of a similar unit; finishes may vary.