



**302, 210 18 Avenue SW
Calgary, Alberta**

MLS # A2318565



\$627,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass, Metal Siding , Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

Welcome to Sovereign by Homes by Avi — where elevated urban living meets the unmatched lifestyle of Mission and 17th Avenue. Live just steps from some of Calgary's best restaurants, cafés, cocktail bars, fitness studios, and boutique shopping including Mercato, Model Milk, Añejo, and the iconic Ship & Anchor. Whether it's your morning coffee run, evening workout, or dinner with friends, everything you love is right outside your door. Inside, Sovereign offers thoughtfully curated amenities designed for modern living including a fully equipped fitness centre, stylish owners' lounge, dedicated workspaces, car wash bay, and pet wash station for your four-legged companions. This beautifully designed southwest-facing residence features a large private balcony, floor-to-ceiling windows, luxury vinyl plank flooring throughout, and central air conditioning for year-round comfort. The contemporary kitchen showcases sleek white quartz countertops, a spacious island perfect for entertaining, modern white cabinetry with chrome accents, and full-size stainless steel appliances. The thoughtfully designed layout includes a spacious primary retreat with walk-in closet, a generous secondary bedroom, discreet in-suite laundry room, blinds included, and titled underground parking with a secure storage locker. Experience one of Calgary's most vibrant inner-city communities while enjoying the comfort, design, and convenience of brand-new construction at Sovereign.