

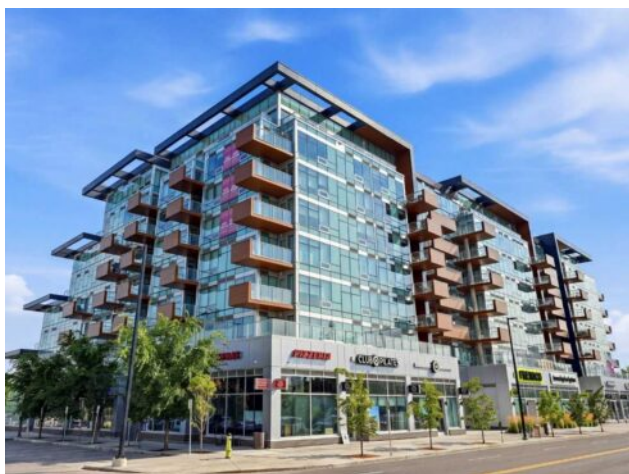


GRASSROOTS
REALTY GROUP

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338, 110 18A Street NW
Calgary, Alberta

MLS # A2334988



\$499,900

Division:	West Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to this bright and modern 2-bedroom, 1-bathroom apartment offering a functional open-concept layout designed for comfortable everyday living. Large windows in the living room and primary bedroom flood the space with natural light, creating a warm and inviting atmosphere. The kitchen is equipped with new stainless steel appliances, including a gas stove, while forced-air heating and central air conditioning provide year-round comfort. Step outside to your private south-facing balcony—perfect for enjoying your morning coffee or soaking up the sunshine. Residents enjoy exceptional building amenities, including a fully equipped fitness centre, a dedicated work/study room, and a beautifully landscaped second-floor outdoor terrace. At street level, you'll find the convenience of a coffee shop, Pilates studio, grocery store, and a variety of other retail amenities just steps from your door. Ideally located within walking distance of the vibrant Kensington district and the scenic Bow River pathway system, this home offers the perfect blend of urban convenience and outdoor lifestyle. An excellent opportunity for both homeowners and investors, the property is currently tenant-occupied with a lease in place until November 30, 2026. The tenant has expressed interest in extending their lease should the property be purchased as an investment, offering immediate rental income potential.