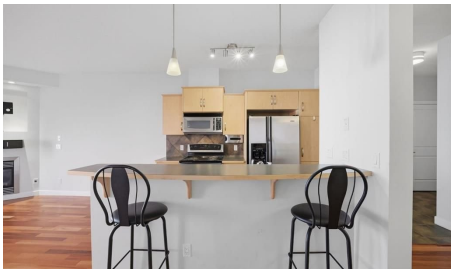
311 910 18 Avenue SW

Calgary | Active | MLS® A2351160

$329,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2005**	**868 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this meticulously maintained 2-bedroom, 1-bathroom condo in the heart of desirable Lower Mount Royal, offering 868 sq. ft. of spacious inner-city living on a quiet residential street just steps from vibrant 17th Avenue. The thoughtfully designed open floor plan makes excellent use of the space, seamlessly connecting the kitchen, dining area and spacious living room. Hardwood and tile flooring, 9-foot knock-down ceilings and in-floor heating create a warm and inviting atmosphere, while contemporary maple cabinetry, stainless steel appliances and a convenient sit-up bar complete the kitchen. A gas fireplace adds warmth and character to the living space, and both bedrooms offer comfortable proportions. The home is also tech-friendly and well-suited for working from home, with Cat-5 wiring for high-speed connectivity. Step outside onto your private balcony with a gas BBQ hookup, perfect for relaxing or entertaining during the warmer months. Additional conveniences include secure, heated underground parking, elevator access and a bus stop right at your doorstep. What really sets this home apart is the location. Enjoy the energy of 17th Avenue just steps from your door, with some of Calgary's most popular restaurants, cafés, patios and nightlife within walking distance, while still being tucked away on a quieter residential street. GoodLife Fitness, Shoppers Drug Mart, Canadian Tire, Best Buy, groceries and other everyday essentials are all within walking distance. Downtown is just minutes away, while Mount Royal University and the University of Calgary are both approximately a 10-minute drive away. Quiet when you want it and just steps from the action when you don't, this is a fantastic opportunity to enjoy a spacious, well-appointed home in one of Calgary's most walkable and vibrant inner-city neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351160
Bedrooms	2
Bathrooms	1
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	868 sq. ft.
Condo Fee:	$564.82
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0513818
Heating:	In Floor
New Constr.:	No
Construction Material:	Mixed, Other
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mantra
Community:	Lower Mount Royal
Amenities:	Elevator(s), Secured Parking, Storage
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom · 13'3" × 11'11" ·
Main Floor	Dining Room · 14'3" × 8'7" ·
Main Floor	Bedroom · 9'7" × 0'10" ·
Main Floor	Foyer · 7'5" × 5'6" ·
Main Floor	Kitchen · 9'11" × 7'6" ·
Main Floor	Living Room · 13'11" × 13'9" ·
Main Floor	Laundry · 3'3" × 3'2" ·
Main Floor	Storage · 5'4" × 4'3" ·

Title to Land:	Fee Simple
Community Features:	Other, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	French Door, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/311-910-18-avenue-sw-calgary-a2351160/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.