

\$450,000 - 301, 929 18 Avenue Sw, Calgary

MLS® #A2268169

\$450,000

2 Bedroom, 2.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to Sunward Estates in the heart of Lower Mount Royal. This 3rd floor unit features a functional floor plan across 1400sq.ft with an open living and dining area, an updated kitchen and spacious balcony overlooking the avenue. French doors lead to a generous home office. The primary bedroom has a 4 piece ensuite, double closets and private balcony. A large second bedroom and main bathroom, in suite laundry and storage room complete the unit. Features include beautiful hardwood floors, a wall of windows, new window coverings throughout and updated lighting. This condo is in immaculate condition and move in ready.

Sunward Estates is a well managed 24-unit building with newly renovated common areas, updated elevator and secure underground parkade. The building boasts low maintenance fees for the size of the unit which includes one titled underground parking space. With its proximity to the amenities of 17th Avenue and the Beltline this opportunity is too good to miss.

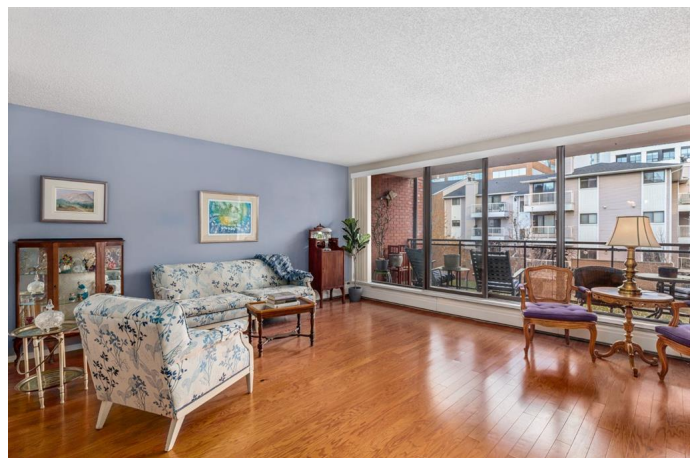
Built in 1983

Essential Information

MLS® # A2268169

Price \$450,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,409
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	301, 929 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H2

Amenities

Amenities	Elevator(s), Secured Parking, Garbage Chute
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Central
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	20
Zoning	MC-2

Listing Details

Listing Office	CIR Realty
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