

# \$224,900 - 201, 835 18 Avenue Sw, Calgary

MLS® #A2268082

**\$224,900**

1 Bedroom, 1.00 Bathroom, 494 sqft  
Residential on 0.00 Acres

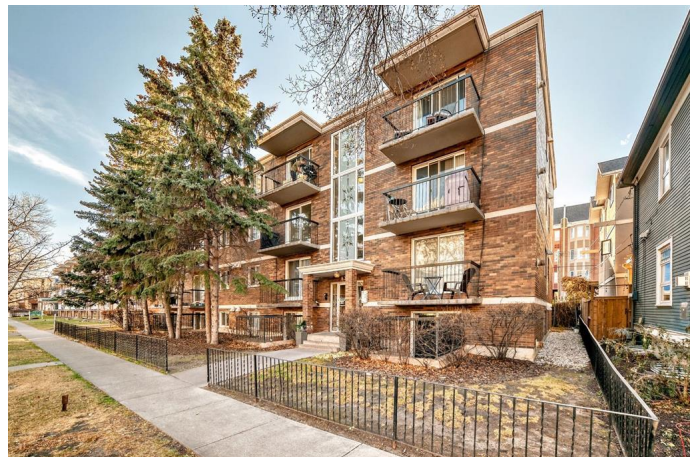
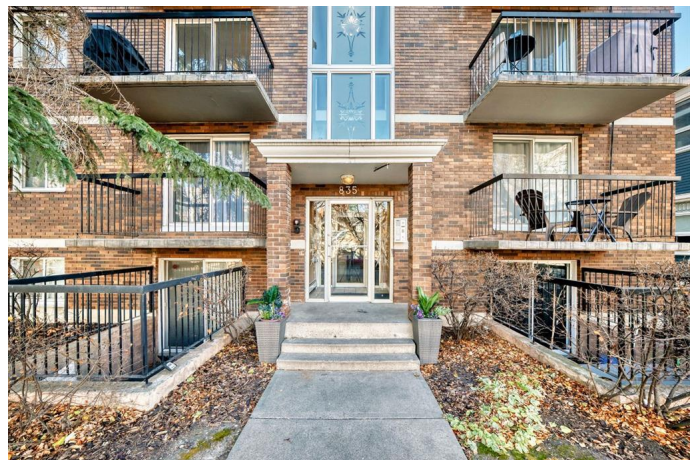
Lower Mount Royal, Calgary, Alberta

"" OPEN HOUSE: THURSDAY, ,  
NOVEMBER 13, 4:00 - 6:00 PM "".  
Welcome to The Kitsilano â€” ideally situated  
on a quiet, tree-lined street just one block from  
vibrant 17th Avenue, offering easy walking  
access to renowned restaurants, pubs,  
boutique shops, and local services.

This beautifully renovated one-bedroom suite  
features new luxury vinyl plank flooring  
throughout, quartz countertops, fresh paint,  
and new tile in both the kitchen and bathroom.  
The open-concept layout is thoughtfully  
designed, with a modern kitchen showcasing  
professionally painted maple shaker cabinets  
that open seamlessly to the dining and living  
areas. From there, step out onto your  
north-facing balcony overlooking the charming  
front street.

The suite also includes an in-suite  
front-loading washer and dryer conveniently  
located in a large storage room off the front  
entrance. The spacious, updated bathroom  
offers a deep soaker tub with elegant tile  
surround. The bedroom provides generous  
closet space and a large window for natural  
light.

Additional highlights include a dedicated  
parking stall at the rear of the building and  
pet-friendly policies (one dog or two cats, up to  
15 kg each, with board approval).



This well-managed concrete building features very reasonable condo fees that include all utilities except electricity. Offering an unbeatable lifestyle in one of Calgary’s most desirable locations, this suite is move-in ready.

Previously used as a rental prior to the renovation – furniture is available for negotiation.

Built in 1969

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2268082          |
| Price          | \$224,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 494               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 201, 835 18 Avenue Sw |
| Subdivision | Lower Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 0G9               |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Quartz Counters, Soaking Tub, Vinyl Windows                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                       |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Mixed           |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 9                  |
| Zoning         | M-C2               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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