

\$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

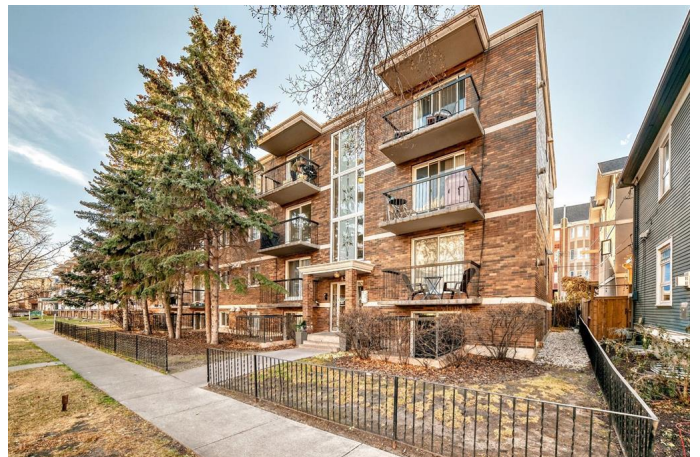
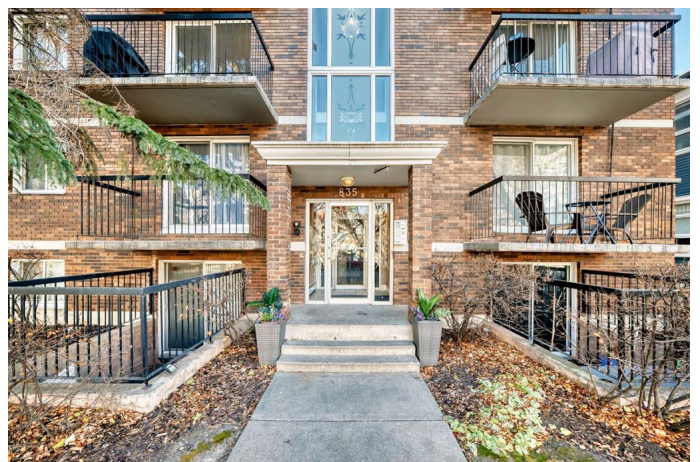
"" OPEN HOUSE: THURSDAY, ,
NOVEMBER 13, 4:00 - 6:00 PM "".

Welcome to The Kitsilano " 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	8
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.