



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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301, 929 18 Avenue SW  
Calgary, Alberta

MLS # A2268169



**\$450,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lower Mount Royal                  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,409 sq.ft.                       | Age:   | 1983 (42 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

**Heating:** Baseboard, Central

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 751

**LLD:** -

**Zoning:** MC-2

**Utilities:** -

**Inclusions:** N/A

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.