

**203, 210 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2223648**



**\$379,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	403 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt, Flat
<b>Basement:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Frame, Metal Siding , Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Quartz Counters, Recessed Lighting, Wired for Data

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 258
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

OWN IN MISSION FOR UNDER \$400K | SHORT & LONG-TERM RENTALS ALLOWED + FULL APPLIANCE PACKAGE, A/C, AND STORAGE INCLUDED! - Welcome to #203, 210 18 Avenue SW—an artfully designed Coco studio model at Sovereign on 17th, where minimalist living meets maximum lifestyle. This 403 square foot home proves that great things come in streamlined packages, with full-sized stainless steel appliances, stacked laundry, quartz countertops, smart key locks, and built-in climate control air conditioning. From the layout to the finishes, every detail is thoughtfully selected for comfort, ease, and style. Set in Calgary’s beloved Mission district, Sovereign on 17th delivers unmatched access to downtown life. You’re just steps from cafés, shops, river pathways, and boutique fitness studios—but the real game-changer is what’s coming next. With possession scheduled for late 2026, you’ll be perfectly positioned for the 2027 opening of Scotia Place: a 10-acre, multi-use development featuring a community rink, public plaza spaces, four new restaurants, and the Calgary Flames Team Store. Located just a short walk away, this dynamic new landmark will anchor Calgary’s Culture + Entertainment District and elevate everyday life with exciting energy and convenience. Within Sovereign itself, residents will enjoy premium amenities including a modern fitness centre, stylish resident lounge, secure elevator access, visitor parking, and pet-friendly policies. Short- and long-term rentals are permitted, making this a rare opportunity for investors looking to secure a low-maintenance, high-demand unit in one of Calgary’s most walkable, rentable neighbourhoods. A dedicated storage locker is included for added functionality. If you’re ready to learn more about this unique opportunity, take the next steps.

This is your chance to invest in a lifestyle—and a location—that just keeps getting better. PLEASE NOTE: Photos are virtual renderings and may not be the same fit and finish as Unit 203. Floorplans shown in photos.