

**1304, 210 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2204510**



**\$894,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Insulated, Parkade, See Remarks, Stall, Titled, Underg		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Frame, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

Welcome to penthouse living with a downtown twist. Perched on the 13th floor of Sovereign on 17th, this 1-bedroom + flex, 2-bathroom condo offers 976 sq ft of modern elegance in Calgary's vibrant Mission district—just steps from the energy of 17th Avenue and the serenity of the Elbow River pathways. Whether you're seeking a stylish urban residence or a turnkey investment, this thoughtfully designed new-build delivers both form and function in one impressive package. Inside, the open-concept layout makes a bold first impression with luxury vinyl plank flooring, quartz countertops, and a full-sized KitchenAid appliance package. The kitchen is a true showpiece, featuring two-toned soft-close cabinetry, a built-in drawer microwave elegantly tucked into the custom island, and stylish finishes throughout—ideal for morning coffee or evening cocktails. Floor-to-ceiling windows fill the living and dining areas with natural light, while the versatile flex space offers room for a home office, reading nook, or guest zone. A second full bathroom adds convenience for visitors or shared living. Tucked quietly away, the spacious primary bedroom features a walk-in closet and a chic 4-piece ensuite complete with double vanity, a fully tiled shower, and heated tile floors—a luxurious touch for Calgary's cooler months. And the showstopper? Your private balcony—104 sq ft of outdoor space complete with a BBQ gas line and jaw-dropping skyline views. Enjoy year-round comfort with central air conditioning, in-suite laundry, and access to elevated amenities including a fitness centre, social lounge, and secure bike storage. This unit includes one titled underground parking stall with storage locker, plus two additional assigned storage lockers—a rare find in Calgary's core. Pets are welcome, professional management is in place,

and condo fees include heat, water, and more. With completion anticipated for Fall 2026, this is your chance to own a premium penthouse in one of Calgary's most walkable and culturally rich neighbourhoods. Urban dwellers will love the lifestyle, and investors will recognize the long-term value. Discover life at the top—Penthouse #1304 is waiting for you at Sovereign. PLEASE NOTE: Photos are virtual renderings and may not be the same fit and finish as Unit 1304. Floorplans shown in photos.