

# \$894,900 - 1304, 210 18 Avenue Sw, Calgary

MLS® #A2204510

**\$894,900**

1 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

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 balconyâ€™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 lockersâ€™a rare find in Calgaryâ€™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 Calgaryâ€™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 topâ€™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.

Built in 2026

**Essential Information**

MLS® #	A2204510
Price	\$894,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.00
Year Built	2026
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1304, 210 18 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3H1

### Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Insulated, Parkade, See Remarks, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	13

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt, Flat
Construction	Composite Siding, Concrete, Metal Frame, Metal Siding, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	55
Zoning	DC

### Listing Details

Listing Office

CIR Realty

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