

# \$379,900 - 203, 210 18 Avenue Sw, Calgary

MLS® #A2223648

**\$379,900**

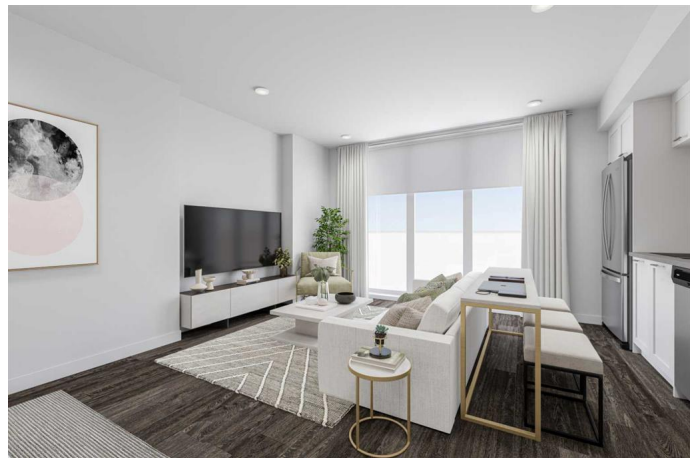
0 Bedroom, 1.00 Bathroom, 403 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

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.

Built in 2026

**Essential Information**

MLS® #	A2223648
Price	\$379,900
Bathrooms	1.00
Full Baths	1
Square Footage	403
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

**Community Information**

Address	203, 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	Off Street

### Interior

Interior Features	Open Floorplan, Quartz Counters, Recessed Lighting, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	13

### Exterior

Exterior Features	None
Roof	Asphalt, Flat
Construction	Composite Siding, Concrete, Metal Siding, Mixed, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	101
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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