

# \$609,900 - 908, 210 18 Avenue Sw, Calgary

MLS® #A2175305

**\$609,900**

2 Bedroom, 1.00 Bathroom, 699 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to the prestigious Sovereign on 17th, where sophisticated design meets the pinnacle of urban living. Set on the 9th floor of this soon-to-be landmark, this exquisite Homes by Avi Gage unit boasts two spacious bedrooms and one elegant bathroom, offering a sanctuary of style and comfort in the heart of Calgary's vibrant core. With breathtaking city views, a private balcony, and premium amenities, this is downtown living at its finest. From the moment you enter, you're greeted by a seamless blend of modern finishes and timeless elegance. The open-concept living space is adorned with expansive windows that fill the home with natural light, highlighting the meticulous attention to detail. The kitchen is a chef's dream, featuring premium stainless steel appliances, stone countertops, and custom full-height cabinetry and a dedicated computer nook—the perfect balance of function and artistry.

The primary and secondary bedrooms are thoughtfully designed as private retreats, offering generous walk-in closet space and a serene ambiance. The spa-inspired bathroom showcases designer fixtures, a luxurious vanity, and finishes that evoke a sense of indulgence. With in-suite laundry discreetly tucked away, every detail is curated to elevate your living experience.

Step out onto your private balcony to savor sweeping city views—a perfect spot for morning coffee or evening relaxation. This unit



also includes the convenience of a titled underground parking stall, ensuring your vehicle stays secure and protected year-round. Adding to its appeal is an attached storage locker, providing the perfect space to keep your belongings organized and easily accessible.

Situated in one of Calgary's most desirable neighborhoods, Sovereign on 17th places the city's finest dining, upscale boutiques, and cultural hotspots mere steps from your door. With excellent transit connections, the entire city becomes your playground.

Sovereign on 17th is not just a residence—it's a statement. Designed to embody luxury and sophistication, this two-bedroom Gage unit offers an unparalleled opportunity to immerse yourself in downtown Calgary's most distinguished lifestyle. Elevate your living experience. Welcome home to Sovereign on 17th.

Built in 2026

### Essential Information

MLS® #	A2175305
Price	\$609,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	699
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address 908, 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	Stone Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	Central Air
# of Stories	13

### **Exterior**

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

### **Additional Information**

Date Listed	November 17th, 2024
Days on Market	117
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.