

# \$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 | 100            |
| Zoning         | DC             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.