

**303, 110 18A Street NW**  
**Calgary, Alberta**
**MLS # A2247107**

**\$385,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	375 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 185
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience elevated innercity living at Frontier - Truman's boutique condominium collection in the heart of Kensington, one of Calgary's most vibrant and walkable neighbourhoods. This brand new 1 Bedroom, 1 Bathroom residence is thoughtfully designed for professionals, first-time buyers, and savvy investors who value a premium urban lifestyle. Step inside to discover a bright, open concept layout filled with natural light, high ceilings, and modern finishes throughout. The kitchen is both stylish and functional, featuring quartz countertops, full height soft close custom cabinetry and soft close drawers, subway tile backsplash, undermount lighting and premium stainless steel Whirlpool appliances including a gas stove and full sized dishwasher. The kitchen seamlessly connects to the airy living area - perfect for relaxing or entertaining, while the private 18 x 7 balcony offers a quiet outdoor escape in the middle of the city and overlooking a large raised planter and offering distant views over the adjacent rooftops - an unexpected luxury in such a central location. The bedroom serves as a peaceful retreat, fully bathed in natural light and comfortably sized. The contemporary bathroom impresses with clean lines, sleek fixtures and refined design, delivering a spa-like experience with everyday practicality. Complete with full sized stacked Samsung washer and dryer, and quality window coverings and of course central A/C. Complex amenities are as well-designed as the living space. Enjoy a massive fully equipped fitness centre, a beautifully landscaped rooftop terrace - great for entertaining, relaxing or relaxing, a stylish coworking lounge - great for remote work and private meetings, a pet spa, and secure underground bike storage. The unit also includes a titled underground parking stall P1-37 & a large storage locker P1 - #173, an added level of convenience and value.

Location is everything, this unit is steps from it everything that you desire: boutique shopping, independent caf  s, award winning restaurants, scenic Bow River pathways, the LRT and Calgary  s downtown core. Whether you're heading to work, meeting friends for brunch, or enjoying a riverside stroll, everything you need is right outside your door. With upscale interiors, design forward amenities, and one of Calgary  s most desirable addresses, this Frontier home is more than a condo, it  s an exceptional opportunity to live or invest in the very best of inner-city living. This is one of the best located units in the complex, be certain to take a look.