



A12011168 SEFMLS© 2025



Price: \$594,950		MLS Number: A12011168		Condo / Town Home	
18550 NE 23rd Ct Unit 202, Miami, Florida 33180 USA					
Beds: 1		Baths: 1		Unit: 202	
HOA Fees: \$12,673		Waterfront: YES		Year Built: 2026	
Community: CANAL BY IQ			Subdivision: CANAL BY IQ		
Elementary School: Ojus			Junior High: Hidden Oaks		
High School: Michael Krop					

ABOUT THIS PROPERTY

Welcome to Canal West Aventura, an exclusive 34-unit boutique luxury condominium beautifully situated along the scenic Old Cut Canal. This 1,100 SF, 1-bedroom, 1-bathroom residence features premium Ornare kitchens, convenient in-unit washer and dryer, and inviting private balconies. The building offers exclusive riverfront access, a riverside pool, fitness center, and a rooftop patio with luxurious hot tubs, grilling stations, and views of the water. Located near the Metrorail station, restaurants, caf  s, and Greynolds Park. Estimated completion: Q4 2027. Short-term rental friendly. Limited availability.



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