

107, 540 18 Avenue SW
Calgary, Alberta

MLS # A2235430



\$325,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 641
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover this beautiful two-bedroom condo nestled in the vibrant community of Cliff Bungalow. This prime location is bound to captivate you, with the serene Elbow River to the South, the bustling 17th Avenue to the North, and the lively 4th Street to the East, this location offers a wealth of convenient options for dining, shopping, and entertainment. The spacious south-facing layout is situated on a picturesque tree-lined street in Calgary's finest! Enjoy the best of downtown living with easy access to the trendy shops and restaurants of Mission and 4th Street. The condo boasts an inviting open-concept design that enhances the flow of the living space with ample light. The master bedroom includes a beautifully updated ensuite with spacious counters, new flooring, updated windows/patio door and ample closet space ensuring storage is never an issue. Steps down the hall you will find the guest room, a convenient in-suite laundry room and a beautifully updated four-piece bathroom with all modern finishes. The galley kitchen, equipped with stainless steel appliances, features a breakfast bar seamlessly connecting to a generous living and dining area making this one of a kind unit feel bright and open. As a fantastic corner unit, it also offers no common walls, and a private south-facing stone patio, perfect for enjoying sunny days and outdoor relaxation. The underground heated parking garage provides secure access as well as your own storage unit. And if that wasn't enough, just steps down the hall you will have access to the facilities gym and elevator to ensure getting to your car is a breeze! This beautifully kept unit feels like home from the moment you step through the front door with fresh paint and true pride in ownership. Prepare to fall in love. Book your showing private tour TODAY!