

104, 540 18 Avenue SW
Calgary, Alberta

MLS # A2303879



\$290,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Experience the ultimate urban vibe at Cambridge Square North! Perfectly positioned in the vibrant Beltline community of Cliff Bungalow just one block from the iconic 17th Avenue, this updated 2-bedroom main floor condo is your launchpad to Calgary's premier nightlife, trendy pubs, and top-tier restaurants. After soaking in the energy of the city core just minutes away, retreat to your own private terrace that boasts downtown views and uniquely backs onto a serene green space, a rare and tranquil escape for downtown living. Inside, the bright and spacious living room features newer carpets and flows effortlessly into a separate dining area and a crisp, galley-style kitchen outfitted with white appliances. Both generous bedrooms offer excellent closet space, with the primary suite boasting a convenient walk-through closet leading directly into the full bathroom. Designed for everyday convenience, this unit includes a large in-suite storage room, in-suite laundry with a stacked washer and dryer, and an assigned parking stall in the heated underground parkade. Complete with access to the residents' exercise room, this dynamite condo offers unbeatable value, easy transit access, and unmatched walkability for the hip downtown lifestyle you've been dreaming of!