

304, 1814 18 Street SW
Calgary, Alberta

MLS # A2323209



\$350,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,250 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 810
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NA

Welcome to this massive two bedroom, one and a half bathroom condo with incredible downtown Calgary views and a layout that feels more like a townhome than a traditional apartment. With two floors, a separate entrance, and your own private garage, this home offers a rare level of privacy and convenience in the inner city. No lobby, no shared parkade, and no worrying about street parking. Your private garage also includes your own driveway, giving you an additional parking option or a convenient private spot for visitors. The garage also offers more flexibility than a standard condo stall, with room for bikes, gear, seasonal items, or even a small workbench for those who like to tinker, build, or create. If you still need more space, there is also a private storage locker. Inside, the home features an open concept kitchen and living area with a real wood burning fireplace, updated lighting, oversized washer and dryer, and new appliances including a stove, dishwasher, and fridge. The layout is bright, functional, and spacious, with plenty of room to live, work, and entertain. Enjoy two oversized patios, one off the main living area and another off the primary suite, perfect for morning coffee, evening views, or taking in the downtown skyline. The primary bedroom also features a walk in closet, adding even more comfort and storage. Adding even more value, the condo fees include all utilities, with electricity being the only utility you pay separately. That means more predictable monthly costs and less to worry about. A rare opportunity to own a spacious, townhome style condo with private parking, outdoor space, storage, and amazing city views in the heart of Calgary.