

**302, 1814 18 Street SW**  
**Calgary, Alberta**

**MLS # A2325936**



**\$315,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bankview                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,240 sq.ft.                       | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached             |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                         | <b>Condo Fee:</b> | \$ 810 |
| <b>Basement:</b>   | -                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Siding                                 | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Separate Entrance |                   |        |

**Inclusions:** n/a

Rare Offering, Large 2 bedroom, 2 bathroom Bankview Condo with single attached garage. Close to Downtown, transportation, schools, and shopping. Convenient private parking pad. This Lovingly cared for and well maintained home comes with your own private entrance with west facing balcony. In addition to the private attached garage you have the benefit of an additional storage locker within the building. The condo fees include all utilities except power and cable. View our online tour and book your private showing today!