

405, 540 18 Avenue SW
Calgary, Alberta

MLS # A2348896



\$314,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions:	N/A
--------------------	-----

Nestled within Calgary's beloved Cliff Bungalow neighborhood, this exceptional apartment offers abundant natural light and thoughtfully designed living spaces. Spanning 912 square feet, the condo welcomes you with its inviting atmosphere, accentuated by vinyl flooring and expansive windows that flood the interior with sunshine streaming from its south facing orientation. Two bedrooms and two full bathrooms provide comfortable accommodations for you and your friends, including a private ensuite featuring a four piece bath with ample storage. A laundry room with full-sized machines, simplifies daily routines, while the secure underground parking stall ensures convenient vehicle access. Residents benefit from access to the building's desirable amenities including a well equipped fitness center, secured parking, and a convenient garbage chute. Cliff Bungalow's charm unfolds with nearby restaurants, shopping, tree-lined streets, and easily accessible walking/bike paths, fostering an active and connected lifestyle within this vibrant community.