



THE A-TEAM

RE/MAX FIRST

540 18 Avenue #408, Calgary T2S 0C5

MLS#: A2145167 Area: Cliff Bungalow Listing Date: 06/28/24 List Price: \$319,900
Status: Active County: Calgary Change: -\$5k, 21-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1982

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Assigned, Parkade, Stall

Finished Floor Area

Abv Sqft: 827
Low Sqft:
Ttl Sqft: 827

DOM

158
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Concrete, Vinyl Siding, Wood Frame
Flooring: Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Elevator, Recreation Facilities, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$543 Title: Fee Simple Zoning: M-C2

Legal Desc: 8410403

Fee Freq:
Monthly

Remarks

Pub Rmks: **This TOP-FLOOR condo boasts stunning views and includes two bedrooms, a full four-piece bathroom, a galley kitchen, dining room, and living room. The kitchen is equipped with stainless steel appliances, including an over-the-range microwave, and adjacent to it is the in-suite stackable laundry. The primary bedroom features a Jack and Jill door to the bathroom. Additionally, there is a fitness room on the ground floor. For security, there is safe underground parking with a storage cage located in front of parking space number 40. Easy to show!**

Inclusions: N/A
Property Listed By: Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







