

540 18 Avenue #408, Calgary T2S 0C5

MLS® #: **A2145167** Area: **Cliff Bungalow** Listing Date: **06/28/24** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **-\$2k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **827**
 Low Sqft:
 Ttl Sqft: **827**

DOM
80
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Parkade,Stall**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Baseboard,Natural Gas** Flooring: **Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator,Recreation Facilities**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 12`0"	Dining Room	Main	9`8" x 8`2"
Kitchen	Main	7`10" x 7`10"	4pc Bathroom	Main	
Bedroom - Primary	Main	13`8" x 10`10"	Bedroom	Main	11`0" x 9`4"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **8410403**

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