



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**540 18 Avenue #101, Calgary T2S 0C5**

MLS®#: **A2149732**

Area: **Cliff Bungalow**

Listing Date: **07/19/24**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **791**  
Low Sqft:  
Ttl Sqft: **791**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**59**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Access:

Lot Feat:

Park Feat:

**Assigned,Heated Garage,Secured,Underground**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 8`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 11`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$562**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **8410403**

Remarks

Pub Rmks: **Discover the vibrant community of Cliff Bungalow! This exquisite 2-bedroom apartment-style condo offers the perfect balance between urban living and the comfort of the suburbs. The ground floor location provides direct access to your private fenced patio, seamlessly connecting you to the expansive yard space—a great feature for pet owners or families with little ones. This unit is part of the sought-after catchment area for Rideau Park School (K-9) and Western Canada High School (10-12), making it an excellent choice for families planning for the future. Whether you're a first-time buyer or looking for a turnkey investment, this property is poised to deliver great returns as a rental. Enjoy the convenience of an assigned storage unit, single underground parking, and an in-building fitness center, alongside a versatile common room that's perfect for hosting gatherings. With quick access to SAIT and the University of Calgary, this location is also ideal for students. Stop paying rent and start investing in a property that offers both lifestyle and financial growth in a thriving community!**

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

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









