

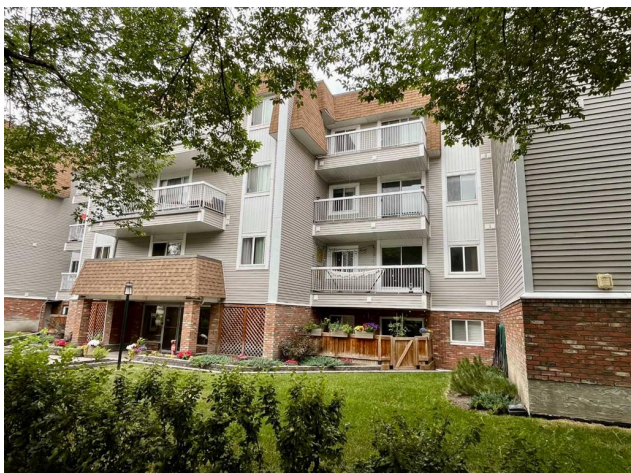


THE
A-TEAM

**RE/MAX
FIRST**

540 18 Avenue #204, Calgary T2S 0C5

MLS® #: **A2151011** Area: **Cliff Bungalow** Listing Date: **07/19/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **None** 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, Underground**

Finished Floor Area
 Abv Sqft: **804**
 Low Sqft:
 Ttl Sqft: **804**

DOM

59
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**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Stacked, Window Coverings**
 Utilities: **Elevator, No Animal Home, No Smoking Home, Storage**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 11`9"	Dining Room	Main	9`7" x 8`3"
Kitchen	Main	7`10" x 7`7"	Bedroom - Primary	Main	13`8" x 11`10"
Bedroom	Main	109`10" x 8`8"	4pc Bathroom	Main	7`9" x 4`11"
Storage	Main	5`0" x 3`4"			

Legal/Tax/Financial

Condo Fee:
\$546

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8410403**

Remarks

Pub Rmks: **This well-maintained 2-bedroom condo is located on a quiet street in the trendy Mission community, just one block from 17th Avenue and 4th Street. Enjoy easy access to popular restaurants, shops, and scenic pathways. The large living room boasts oversized patio doors that flood the space with natural light. The spacious master bedroom easily fits a king-size bed and nightstands, with a walk-through closet and direct access to the bathroom. The second bedroom offers flexibility for guests or a home office. Extras include a large storage room, in-suite laundry, and access to an exercise room. You'll also have secure underground parking and additional storage. The recently remodeled lobby adds to the appeal of this well-maintained condo building. Ideal for outdoor enthusiasts, it's just minutes from the Elbow river pathway bike route. Don't miss out on this opportunity!**

Inclusions:
Property Listed By: **0
Real Estate Professionals Inc.**

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