



THE
A-TEAM

**RE/MAX
FIRST**

540 18TH Avenue #212, Calgary T2S 0C5

MLS®#: **A2160758** Area: **Cliff Bungalow** Listing Date: **08/28/24** List Price: **\$359,900**
 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:

Underground

Finished Floor Area

Abv Sqft: **883**

Low Sqft:

Ttl Sqft: **883**

DOM

22

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Range,Refrigerator,Washer**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	4`7" x 12`1"	Living Room	Main	12`2" x 12`0"
Dining Room	Main	8`10" x 10`9"	Kitchen	Main	8`6" x 8`5"
Bedroom	Main	9`4" x 10`8"	Bedroom - Primary	Main	11`5" x 11`6"
Walk-In Closet	Main	4`11" x 8`1"	4pc Ensuite bath	Main	4`11" x 8`10"
Entrance	Main	4`0" x 7`1"	Laundry	Main	4`10" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$599

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8410403**

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. Renovated, move-in-ready executive condo in Cliff Bungalow. 2 bedrooms, 1 bathroom, 884 sq ft. Open-concept layout with laminate floors and south-facing balcony. Recent upgrades include fresh paint and more. Master bedroom features a custom closet and ensuite. Secure building with heated parking, gym, and storage locker. Close to restaurants, shops, parks, and pathways in the vibrant Mission community. Perfect for walking, jogging, or biking to work.**

Inclusions: **N/A**
Property Listed By: **PG Direct Realty Ltd.**

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