



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: **\$344,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 05-Nov**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **883**  
 Low Sqft:  
 Ttl Sqft: **883**

DOM

**115**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Underground**

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

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

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



