



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**518 18 Avenue #1, Calgary T2S 0C5**

MLS® #: **A2163482**

Area: **Cliff Bungalow**

Listing Date: **09/06/24**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,188**  
Low Sqft:  
Ttl Sqft: **1,188**

Access:  
Lot Feat:  
Park Feat:

**Stall**

DOM

**76**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete**  
Flooring: **Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Window Coverings**  
Int Feat: **No Smoking Home,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`11" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 14`5"</b>	<b>Den</b>	<b>Main</b>	<b>7`2" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 7`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>3`4" x 6`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 8`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`4" x 19`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 14`9"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$589

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

7910515

Remarks

Pub Rmks:

Check this one out, this is not your average cookie cutter condo! With 1188 square feet of charming, character living space to enjoy, offering 2 spacious bedroom, 2 full bathrooms, and a den. Laundry room is located a few steps from front door and only being used by 2 units. Conveniently located only steps to 17th Avenue where you can enjoy trendy restaurants, boutique shopping, coffee shops, bike paths, and a vibrant lifestyle. The central kitchen has been updated with full height maple cabinets and granite counters tops for enjoyable meal preparation, and present your culinary creations in the adjacent dining area. If you work from home or just need a Den, you will appreciate the separated private space. After a busy day, you will enjoy the sun drenched living area where you can kick back and enjoy some quiet time by the wood burning fireplace, or if entertaining is your plan you will be amazed at the space you have to visit and enjoy your company. This room is where you will access your patio area that walks out to the south grass area to enjoy all that sunshine. Garden area beside patio is available to exercise your green thumb as you wish. The primary bedroom offers a full 4 piece updated ensuite and walk in closet. Condo fees include water/sewer and heat, with assigned parking stall at the rear of this quiet building. This home is the perfect compliment to your unique lifestyle. Dogs and Cats allowed with board approval, no restrictions. Don't miss this opportunity, book your private showing today.

Inclusions:

N/A

Property Listed By:

CIR Realty

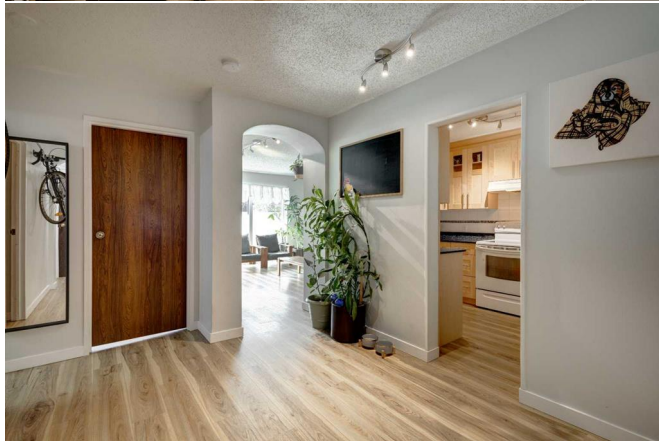
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



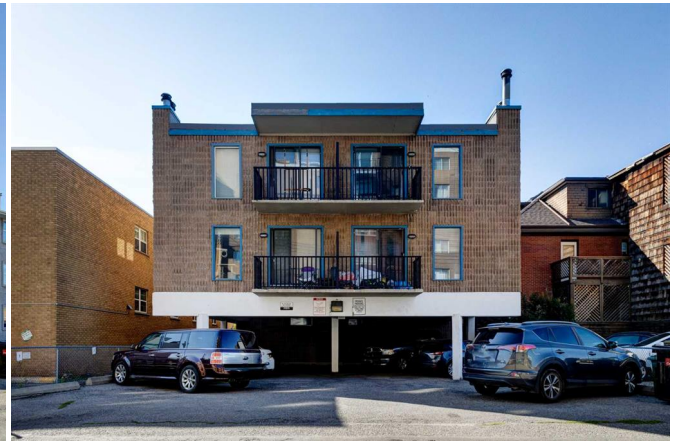
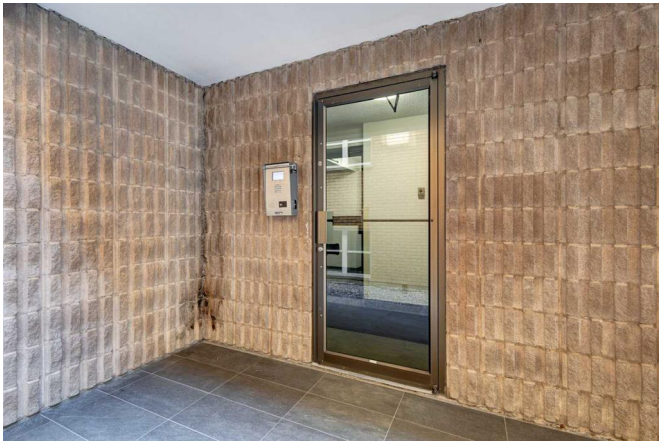
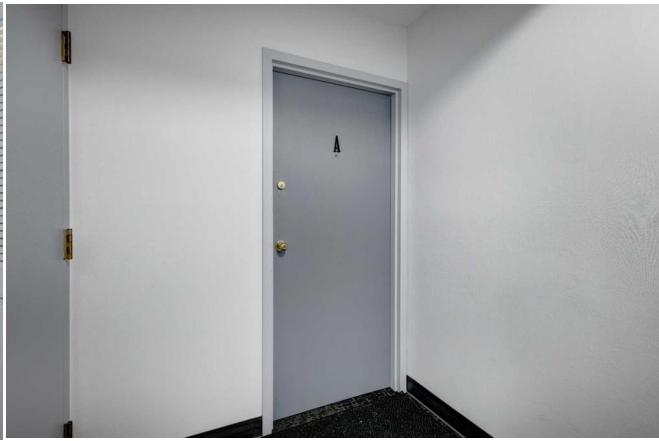












1A-518 18 Ave SW, Calgary, AB

Main Floor Interior Area 1187.83 sq ft



PREPARED: 2024/06/06



Notes: Figures are included from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.