



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2164438**      Area: **Cliff Bungalow**      Listing Date: **09/10/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **1,093**  
 Low Sqft:  
 Ttl Sqft: **1,093**

DOM

**9**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

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

Access:

Lot Feat:  
 Park Feat: **Assigned,Covered,Outside,Plug-In,Stall**

Utilities and Features

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

Construction: **Brick,Concrete**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,Open Floorplan,Storage,Wood Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 7`2"	4pc Ensuite bath	Main	9`11" x 7`8"
Bedroom	Main	8`7" x 14`6"	Dining Room	Main	11`2" x 7`7"
Kitchen	Main	10`9" x 8`1"	Living Room	Main	14`5" x 9`10"
Bedroom - Primary	Main	14`1" x 14`11"	Storage	Main	7`1" x 7`4"

Legal/Tax/Financial

Condo Fee: **\$564**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **7910515**

Remarks

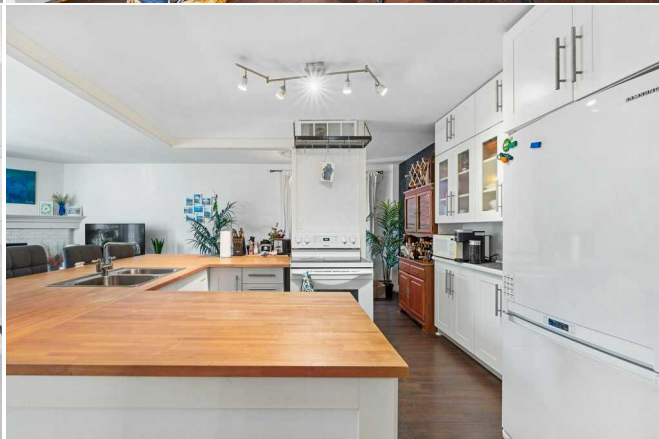
Pub Rmks: **Step into this spectacular and spacious 1,093 sqft, 2-bedroom, 2-bathroom modern condo and discover a haven of contemporary luxury. Updated and beautifully designed, and best of all it has low condo fees for the unit size! Uniquely surrounded by concrete slab construction, and no adjoining units, this condo ensures superior quietness and tranquility. The superb layout of this condo ensures maximum space and functionality. The U-shaped chef's kitchen, featuring stunning butcher block countertops, is absolutely wonderful. Adjacent to the kitchen is a dining area with custom lighting, ideal for entertaining guests. The living room exudes warmth and charm with its gleaming hardwood floors and a soothing wood-burning fireplace. The huge primary bedroom serves as a retreat, boasting a remodeled, luxurious 4pc ensuite complete with subway tile and a spacious walk-in closet. The second bedroom is generously sized, offering flexibility for guests, children, or a home office. The elegant 3pc main bathroom features a 10mm glass shower and mid-century tile and fixtures. For added convenience, the condo includes in-suite laundry and ample storage space, ensuring all your needs are met. The large sunny, south-facing balcony overlooks a quiet, tree-lined street, providing a serene outdoor space for relaxation and enjoyment. Located just steps away from shopping, parks, restaurants, and popular 4th Street and 17th Avenue SW, this condo offers the perfect blend of urban convenience and serene living!**

Inclusions:  
Property Listed By: **NA  
eXp Realty**

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



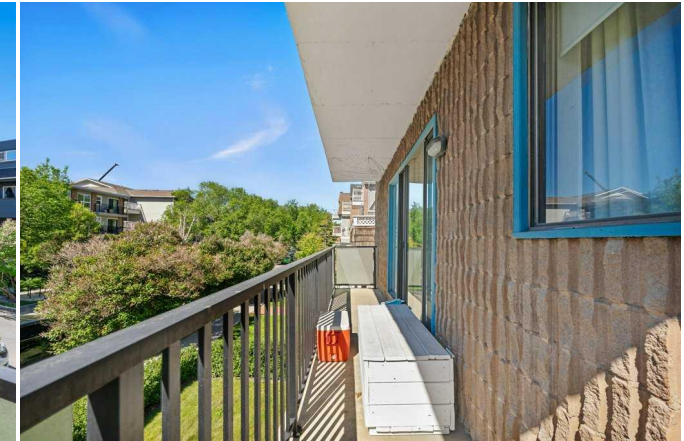












**B-518 18 Ave SW, Calgary, AB**

Main Floor 1665/16 Ave 1082.75 sq ft



PREPARED 2024/09/04



While legends are included from total floor area in 2D/3D floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.