



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**540 18 Avenue #305, Calgary T2S 0C5**

MLS® #: **A2183407**      Area: **Cliff Bungalow**      Listing Date: **12/19/24**      List Price: **\$349,900**  
 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:

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Finished Floor Area

Abv Sqft: **908**  
 Low Sqft:  
 Ttl Sqft: **908**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Secured,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 11`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 8`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 7`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$618**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **8410403**

Remarks

Pub Rmks: **BEAUTIFULLY RENOVATED | 2 BEDROOMS 2 BATHROOMS | SOUTH FACING | PARKING & STORAGE** Welcome to this beautifully renovated 2-bedroom, 2-bathroom condo nestled in the highly sought-after community of Cliff Bungalow. With an unbeatable location, you can enjoy the convenience of walking to work or stepping out the door to meet friends along 17th Avenue and 4th Street restaurants, shops and cafes. Within minutes you can immerse yourself in nature and unwind with the pathways and parks along the Elbow River. Inside, the condo features a thoughtfully designed floor plan, perfect for roommates or those needing a home office. The bedrooms are strategically located on opposite sides of the unit, ensuring maximum privacy. The spacious foyer welcomes you with a large coat closet, leading into an open living area ideal for both relaxation and entertaining. In-suite laundry with additional storage adds convenience, while the expansive balcony invites you to soak up sunny days. This unit has been nicely updated with luxury vinyl plank flooring, stylishly renovated kitchen and bathrooms, modern light fixtures, fresh paint, stainless steel appliances, a butcher block kitchen counter, and a brand-new washer and dryer. The perks don't stop there - your new home includes a secure parking stall in the underground heated parkade and a generously sized storage locker. The building itself is meticulously maintained and managed. It offers fantastic amenities, including a recently renovated lobby, a new fitness area, and a pet-friendly policy. Whether you're looking for a vibrant urban lifestyle or a peaceful retreat, this condo has it all. Book a private showing and view this exceptional condo.

Inclusions: **Shelf on Balcony, Lights on Balcony**  
Property Listed By: **RE/MAX iRealty Innovations**

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











