



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**545 18 Avenue #310, Calgary T2S 0C6**

MLS® #: **A2191120**

Area: **Cliff Bungalow**

Listing Date: **01/29/25**

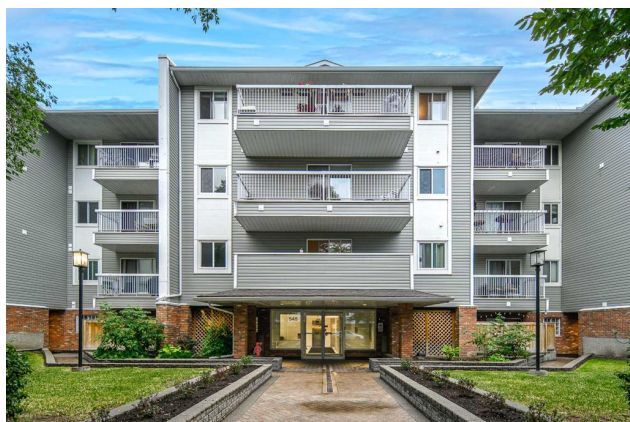
List Price: **\$327,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 10-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **912**  
Low Sqft:  
Ttl Sqft: **912**

DOM

**73**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat: **Assigned, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, French Door, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 8`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 14`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 11`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 9`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`0" x 7`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>4`7" x 12`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$547**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **8410402**

Remarks

Pub Rmks: **OPEN HOUSE FEB.23 2-4PM, pls call Nestled in the vibrant community of Cliff Bungalow, this spacious 2-bedroom corner unit is just steps away from all the amenities you could wish for. Downtown's west end and commercial core are only a few blocks north, and you're just one block from the diverse restaurants and entertainment venues of 17th Avenue. Additionally, it's a mere 300-meters walking distance to Western Canada High School, one of the top high schools in Alberta. Upon entering, you'll be impressed by the modern, open-concept floor plan, which soaks in natural light. The gourmet kitchen will inspire any chef, featuring stainless steel appliances, quartz countertops, stylish lighting fixtures throughout, a raised breakfast bar, and white cabinets that provide ample space. The primary bedroom boasts an updated walk-in closet with cheater access to the 4-piece bathroom. The second bedroom is generously sized, featuring a French door and plenty of space for various uses. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning home your own—schedule a viewing today!**

Inclusions:  
Property Listed By: **N/a  
Homecare Realty Ltd.**

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





