



THE
A-TEAM

**RE/MAX
FIRST**

518 18 Avenue #4, Calgary T2S0C5

MLS® #: **A2205981** Area: **Cliff Bungalow** Listing Date: **03/26/25** List Price: **\$299,999**
 Status: **Active** County: **Calgary** Change: **None** 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: **767**
 Low Sqft:
 Ttl Sqft: **767**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Assigned,Stall

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`10" x 11`11"	Bedroom	Main	8`8" x 11`1"
3pc Bathroom	Main	7`9" x 5`0"	Living Room	Main	11`10" x 13`6"
Dining Room	Main	7`10" x 9`6"			

Legal/Tax/Financial

Condo Fee: **\$448** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc: **7910515**

Remarks

Pub Rmks: **Welcome to this beautifully renovated CORNER UNIT condominium in Cliff Bungalow SW with one of the best condo fees! Condo fees include ALL UTILITIES except electricity. There are two relatively large bedrooms, both equipped with dimmable pod lights. Living room has a beautiful classic wood-burning fireplace, and an open concept to the dining room. Large balcony windows bring in lots of natural light and roomy enough for a BBQ and table/chairs. Kitchen cabinets are fully extended to the ceiling with QUARTZ COUNTERTOPS and QUARTZ BACKSPLASH! Matching set of Whirlpool STAINLESS STEEL APPLIANCES with the hood-fan venting to outside. You have the luxury of a brand new apartment size IN-UNIT LAUNDRY and also an on-site full size laundry on the main level (for a fee). Pets are allowed upon approval of the condo board. 1 assigned parking stall at the building rear. This is a perfect place to live/work/play as downtown is a 10 min walk - 17th Ave hub 30 seconds walk - Western Canada High School a 5 min walk! This quiet building's location holds immense investment value due to its HIGH RENTAL YIELD and low vacancy. Book your showing today!**

Inclusions: **Window Blinds.**
Property Listed By: **URBAN-REALTY.ca**

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



