

# \$319,900 - 310, 545 18 Avenue Sw, Calgary

MLS® #A2191120

**\$319,900**

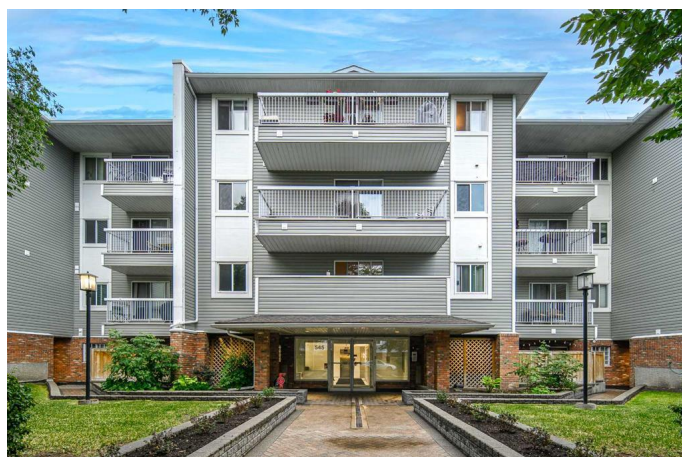
2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

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!



Built in 1982

## Essential Information

MLS® # A2191120

Price \$319,900

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 912           |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 310, 545 18 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0C6               |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Elevator(s)           |
| Parking Spaces | 1                     |
| Parking        | Assigned, Underground |
| # of Garages   | 1                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s), Breakfast Bar, French Door |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven                         |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Brick |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 139                |
| Zoning         | M-C2               |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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