

**106, 540 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2252804**



**\$314,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                   |
| <b>Size:</b>     | 790 sq.ft.                            | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                  | <b>Condo Fee:</b> | \$ 546 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame           | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), See Remarks |                   |        |

**Inclusions:** Murphy bed in 2nd bedroom

Incredible Opportunity in Cliff Bungalow! Don't miss this rare chance to own a spacious 2-bedroom ground floor condo in the heart of Cliff Bungalow—steps from 17th Avenue, Mission, the river pathways, and all of Calgary's best amenities. This beautifully updated home features newer vinyl plank flooring and a designer kitchen with stainless steel appliances and smart cabinet storage solutions. The kitchen flows seamlessly into a generous living and dining area, creating the perfect space for both relaxing and entertaining. The large primary bedroom boasts a walk-through closet that connects to the tastefully upgraded ensuite bathroom. The second bedroom offers incredible flexibility, complete with a built-in Murphy bed—ideal for use as a guest room, home office, or den. Additional conveniences include in-suite laundry, a spacious storage closet, and thoughtful upgrades throughout. One of the most unique features of this condo is the private patio and yard—a rare find for inner-city living. The home also includes a secure, heated underground parking stall, an additional storage locker, and access to the building's fully equipped fitness centre. With its unbeatable location and move-in ready condition, this condo is the perfect opportunity for professionals, downsizers, or investors. Book your private showing today and experience the best of inner-city living!