

# \$299,999 - 4, 518 18 Avenue Sw, Calgary

MLS® #A2205981

**\$299,999**

2 Bedroom, 1.00 Bathroom, 767 sqft  
Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

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!

Built in 1977

## Essential Information

MLS® #                      A2205981



|                |                   |
|----------------|-------------------|
| Price          | \$299,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 767               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 4, 518 18 Avenue Sw |
| Subdivision | Cliff Bungalow      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2S0C5              |

### **Amenities**

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Laundry |
| Parking Spaces | 1                |
| Parking        | Assigned, Stall  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer  |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| # of Stories      | 3  |
| Basement          | None   |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 9                |
| Zoning         | M-C2             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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