



**GRASSROOTS**  
REALTY GROUP

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305, 545 18 Avenue SW  
Calgary, Alberta

MLS # A2233420



**\$324,900**

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Enclosed, Heated Garage, Insulated, Parkade, Secured,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Cambridge Square the highly sought-after inner-city community of Cliff Bungalow, SW Calgary! This rare, meticulously maintained, third floor unit, offers an exceptional lifestyle with every convenience at your fingertips! Enjoy 912 square feet of living space, complete with two spacious bedrooms, two full bathrooms, in-suite laundry, and a stunning renovation featuring fresh paint, newer laminate and vinyl plank flooring, black kitchen appliances, new laminate kitchen countertops, granite bathroom countertops, and newer washer and dryer. The north-facing exposure provides natural light, with a large covered balcony overlooking the quiet, beautiful, tree-lined front street. One underground parking stall (#8), and storage compartments in front of the parking stall, in the heated parkade, are included with this condo unit. Condo fees cover heat/water utilities. This is a rare opportunity to own a mint-condition property in a vibrant, amenity-rich community - just steps from the trendy Mission and 17th Avenue districts, and the Elbow River and pathway systems! Call today—this gem won't last!