



GRASSROOTS
REALTY GROUP

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210, 540 18 Avenue SW
Calgary, Alberta

MLS # A2242552



\$299,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	921 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Location Location Location! MOVE IN THIS SUMMER! Priced to sell, this Second floor 2 bedroom home offers over 900 square feet of living space and awaits its new proud owner. An attractive corner unit condominium that will get you into the owners box without the headache or worry of cutting grass or shovelling snow. Clean and move in ready, this property offers a spacious and open kitchen looking onto both the dining and living rooms. These areas are the focal point of the home, bright, fun, with windows on 2 sides and a balcony offering the backdrop of our beautiful downtown. You will come to notice you feel alive and happy in this space. The primary retreat offers a spacious bedroom with ample room for your bed & matching furniture. You will love the walk through closet with direct access to the 4 piece bathroom. The second bedroom is a good size as well and will comfortably fit a queen sized bed and dresser, or perhaps a bunk bed and a desk perfect for your young students attending the nearby schools. This building is well maintained and offers a gym on the first floor, underground secured parking, and a storage locker. Featuring in-suite washer and dryer along with additional storage, this is a complete offering you won't want to miss. All this and there is more! Your favorite restaurants, MNP sport centre, coffee shops, Western High School, St Mary's High School, and much much more are a just A short walk away from this fantastic location.