



**GRASSROOTS**  
REALTY GROUP

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**106, 545 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2243064**



**\$315,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Enclosed, Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Furniture in Unit (negotiable)

Welcome to a beautifully UPDATED 2 bedroom main floor condo that offers your own PRIVATE ENTRANCE and green space right outside your unit&mdash; perfect for pet owners or anyone seeking seamless access to the outdoors. Nestled in the heart of Cliff Bungalow, one of Calgary&rsquo;s most vibrant and walkable inner-city communities, this stylish unit combines comfort, functionality, and location. Step inside to discover NEW modern LUXURY VINYL PLANK flooring throughout paired with ceramic tile in the kitchen & bathroom for a clean and durable finish. The thoughtfully renovated bathroom features a MODERN VANITY and a cheater door to the primary bedroom, offering convenient ensuite access and a generous walk-in closet. The galley-style kitchen boasts pristine white cabinetry, solid wood butcher block countertops, and matching white appliances (newer), all designed with both style and durability in mind. The second bedroom includes a built-in wall unit, making it ideal as a home office or second bedroom. Enjoy the sunny SOUTH-FACING patio &mdash; a perfect space to relax, garden, or entertain. Additional highlights include IN-SUITE LAUNDRY and a HEATED UNDERGROUND PARKING STALL. Newer stacked washer & dryer + professionally painted walls throughout. Located just steps from 17th Avenue, 4th Street, and an array of trendy cafes, restaurants, shops, and downtown amenities, this PET FRIENDLY building offers unmatched convenience and lifestyle. Quick possession available &mdash;don&rsquo;t miss your opportunity to live in one of Calgary&rsquo;s most desirable urban neighbourhoods.