



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

109, 545 18 Avenue SW  
Calgary, Alberta

MLS # A2246143



**\$319,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Cliff Bungalow                     |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,013 sq.ft.                       | Age:   | 1982 (43 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall, Underground                 |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |
|-------------|---|
| Heating:    | Baseboard                                     |
| Floors:     | Ceramic Tile, Laminate                        |
| Roof:       | -   |
| Basement:   | -   |
| Exterior:   | Wood Frame                                    |
| Foundation: | -   |
| Features:   | Ceiling Fan(s), Granite Counters, See Remarks |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 651 |
| LLD:       | -      |
| Zoning:    | M-C2   |
| Utilities: | -      |

Inclusions: N/A

Welcome to this stylishly updated two-bedroom, two-bathroom condo located in the heart of Calgary. This beautifully maintained home is perfectly positioned just steps from the vibrant energy of 17th Avenue, offering an array of trendy shops, restaurants, caf&eacute;s, and amenities, all within walking distance. Enjoy the convenience of urban living while being only minutes from the peaceful pathways of the Elbow River, parks, and downtown core. Inside, the functional open-concept floor plan is designed for both everyday living and entertaining. The kitchen features newer stainless steel appliances, premium granite countertops, modern cabinetry, and ample storage space. A built-in marble nook functions perfectly as a coffee station or compact work-from-home space and seamlessly connects to the dedicated dining area. The spacious living room flows effortlessly from the kitchen and dining area and opens through patio doors to a private, fully fenced patio, an ideal outdoor retreat for relaxing or entertaining guests. Both bedrooms are generous in size and thoughtfully positioned on opposite sides of the unit, offering excellent privacy for guests or roommates. Each bedroom features its own beautifully renovated ensuite bathroom, complete with contemporary finishes, upgraded fixtures, and stylish tile work. Additional features include in-suite laundry with a large storage area and a secure underground parking stall. This well-managed building is pet-friendly (with board approval) and offers the perfect combination of location, lifestyle, and value. Whether you're a first-time buyer, investor, or looking to downsize without compromising on location or quality, this move-in-ready condo is a must-see!