



GRASSROOTS
REALTY GROUP

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106, 545 18 Avenue SW
Calgary, Alberta

MLS # A2252665



\$299,900

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

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

Inclusions: Furniture in Unit can be included

Welcome to a beautifully UPDATED 2 bedroom main floor condo that offers your own PRIVATE ENTRANCE and GREENSPACE right outside your unit— perfect for pet owners or anyone seeking seamless access to the outdoors. Nestled in the heart of Cliff Bungalow, one of Calgary’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 — 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 —don’t miss your opportunity to live in one of Calgary’s most desirable urban neighbourhoods.