



GRASSROOTS
REALTY GROUP

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310, 545 18 Avenue SW
Calgary, Alberta

MLS # A2259347



\$289,900

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:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 547
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Nestled in the vibrant community of Cliff Bungalow, this spacious 2-bedroom corner unit is just steps away from all the amenities you could wish for. Downtown's west end and commercial core are only a few blocks north, and you're just one block from the diverse restaurants and entertainment venues of 17th Avenue. Additionally, it's a mere 300-meters walking distance to Western Canada High School, one of the top high schools in Alberta. Upon entering, you'll be impressed by the modern, open-concept floor plan, which soaks in natural light. The gourmet kitchen will inspire any chef, featuring stainless steel appliances, quartz countertops, stylish lighting fixtures throughout, a raised breakfast bar, and white cabinets that provide ample space. The primary bedroom boasts an updated walk-in closet with cheater access to the 4-piece bathroom. The second bedroom is generously sized, featuring a French door and plenty of space for various uses. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning home your own—schedule a viewing today!