



**308, 540 18 Avenue SW  
Calgary, Alberta**

**MLS # A2290034**



**\$300,000**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to #308 540 18 Avenue SW, a bright and well designed 2 bedroom condo offering 800 sq ft of comfortable living space in the Cliff Bungalow area of Calgary. Tucked just off 17th Avenue and Mission, this location places you close to some of Calgary's best restaurants, cafes, shopping, and pathways while still offering a comfortable place to call home. Inside, the layout makes great use of the space with an open living and dining area that feels welcoming and easy to enjoy every day. Whether you are relaxing after work or hosting friends, the main living area creates a comfortable setting. The kitchen features breakfast bar seating at the end of the counter, providing a casual place for morning coffee, quick meals, or conversation while cooking. The primary bedroom includes a walk through closet with direct access to the bathroom, creating a convenient ensuite style setup. The second bedroom offers flexibility and can easily work as a guest room, home office, or additional living space. Step outside to your private balcony with city views, a great place to enjoy fresh air or unwind at the end of the day. Additional features include in suite laundry for everyday convenience. The home also includes heated underground parking along with a dedicated storage cage located at the back of the parking stall, giving you extra room for seasonal items and gear. Residents of the building also enjoy access to a private fitness center, making it easy to stay active without leaving home. With a functional layout, practical features, and a location close to 17th Avenue and Mission, this condo offers a great opportunity to enjoy comfortable living in one of Calgary's most vibrant inner city areas. If you are looking for smart design, great views, and low maintenance city living, this condo is ready to welcome you. Book your showing today and Let's make YOUR

dreams... Realty!