



205, 545 18 Avenue SW  
Calgary, Alberta

MLS # A2299578



**\$314,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cliff Bungalow                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit           |               |                   |
| <b>Size:</b>     | 908 sq.ft.                            | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 572 |
| <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>   | Breakfast Bar, Granite Counters, Open Floorplan |                   |        |

**Inclusions:** TV mount, Bookshelves

Welcome to a home that feels effortlessly connected to the best of inner-city living. Set in the heart of Mission, this thoughtfully designed 2-bedroom, 2-bath condo offers a lifestyle that's hard to match. From morning coffee runs to evening walks along the river, this is a location where daily life feels a little more vibrant, a little more convenient, and a lot more enjoyable. Inside, the layout immediately makes sense. A welcoming foyer with front closet leads you into a central dining area, creating a natural transition into the heart of the home. The kitchen sits just off to the right, designed in a smart U-shape that keeps everything within easy reach, offering SS appliances, granite countertops and beautiful white cabinets. It's a layout that supports real day-to-day living, whether you're cooking, hosting, or simply unwinding at the end of the day. The living room anchors the home, offering a comfortable place to gather, relax, and recharge. From here, step out onto your LARGE BALCONY, an extension of your living space that invites fresh air, summer evenings, and a quiet moment above the street. One of the standout features is the SPLIT BEDROOM DESIGN, thoughtfully placing each bedroom on opposite sides of the unit. The primary bedroom feels like its own retreat, complete with a private 4-piece ENSUITE. On the other side, the second bedroom is spacious - perfect for guests, a roommate, or a dedicated home office. With another full 4-piece bathroom nearby, the layout offers flexibility without compromise. Additional features like IN-SUITE LAUNDRY, ample storage space in the unit, an UNDERGROUND PARKING STALL, and a dedicated STORAGE LOCKER add everyday convenience. The well-managed building brings peace of mind and long-term confidence in your investment. Living in Mission is truly something special. Just steps from 4th Street,

you're surrounded by some of Calgary's best restaurants, cafes, boutiques, and fitness studios. The Elbow River pathways are minutes away, offering scenic routes for walking, running, or cycling. Whether it's grabbing brunch, meeting friends for dinner, or enjoying a quiet riverside stroll, this neighbourhood blends energy and ease in a way few others can. This is a home that fits real life beautifully, whether you're a first-time buyer, investor, or looking for a smart inner-city upgrade. Come experience it for yourself and see how naturally it all comes together.