



**407, 540 18 Avenue SW
Calgary, Alberta**

MLS # A2301856



\$365,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	987 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	0.16 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 675
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, French Door, Granite Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: na

Welcome to this stunning TOP-FLOOR PENTHOUSE SUITE in Cliff Bungalow! This beautifully renovated unit is the largest in the building and offers 2 bedrooms, 2 bathrooms, and two underground parking spots each with its own storage locker. A rare and highly desirable combination. Designed with a smart, functional layout, this condo features Telus fibre, South-facing exposure, filling the space with an abundance of natural light throughout the day. The timelessly updated kitchen showcases high-end finishes, including stainless steel appliances, a subway tile backsplash, granite countertops and white cabinetry with ample storage. Hardwood flooring runs throughout the unit adding warmth and elegance. Both bedrooms are generously sized and feature custom California closets and their own bathrooms for privacy and convenience. The spacious primary bedroom easily fits a king sized bed and is complete with a 4pc ensuite bathroom featuring custom tile and a glass enclosed shower. A dedicated laundry room with additional storage further enhances everyday functionality. Step outside onto one of the largest balconies in the building, perfectly positioned to enjoy sunny days year round. Surrounded by mature trees, this outdoor space offers exceptional privacy while maintaining a bright, open feel thanks to its ideal southern exposure. Situated on a quiet, tree-lined street, this PET FRIENDLY building (allowing up to two pets with no breed, height, or weight restrictions) is just steps away from 17th Ave and minutes to Mission. Enjoy walking access to trendy restaurants, coffee shops, parks, tennis courts and the vibrant 4th street and 17th Ave districts. This neighbourhood brings the best of inner city living right to your doorstep.