



202, 545 18 Avenue SW  
Calgary, Alberta

MLS # A2304513



**\$289,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, On Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<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, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Stylish, bright, and located steps from the best of Mission and 17th Avenue, this 2-bedroom condo checks every box for inner-city living without compromise. Heated underground parking, a west-facing balcony, and a location that puts Calgary's best restaurants, cafes, and river pathways at your door. This is the one you have been waiting for. The open-concept layout is light and airy from the moment you walk in. The white kitchen is the heart of the space, featuring stone countertops, white tile backsplash, stainless steel appliances, and updated light fixtures that give the whole unit a fresh, modern feel. There is plenty of counter space for cooking and enough room to actually enjoy the kitchen. The slat wall feature in the living room adds warmth and character without being overdone, and the natural light that moves through the space all day makes every room feel spacious. Step outside to your west-facing balcony and you have a genuine spot to exhale. Afternoon sun, fresh air, and a view that reminds you why you chose inner-city living in the first place. Whether it is morning coffee or an evening wind-down, this balcony gives you dedicated outdoor space. The large primary bedroom is a proper retreat. A walk-through closet with a barn door detail leads directly into the updated bathroom, giving the space a layout that just makes sense. The second bedroom is flexible enough to work as a guest room, a home office, or additional living space depending on what your life actually looks like right now. The practical details are all taken care of. In-suite laundry means no shared machines or laundry day logistics. Heated underground parking keeps your car out of the elements all winter. A dedicated storage locker gives you a real place to put the gear, the seasonal items, and everything else that does not belong in a condo closet. Bike storage in the building means the river

pathway is even more accessible than it looks on a map. A large front entry closet rounds out the in-suite storage and keeps the entryway clean and functional. The building is well-managed, has a welcoming lobby and pets are welcome. From here, you are steps from some of Calgary's best restaurants, independent cafes, boutique shopping, and the Elbow River pathway system. Mission and Cliff Bungalow have a rhythm to them that other neighbourhoods spend years trying to replicate. Morning coffee runs, evening walks along the river, and easy access to Calgary's trendiest restaurants. This is a location where daily life feels a little more vibrant, a little more convenient, and genuinely enjoyable in a way that is hard to put a price on. This is comfortable, connected, inner-city living at an accessible price point.