



408, 540 18 Avenue SW
Calgary, Alberta

MLS # A2145167



\$319,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	827 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Recreation Facilities, Storage		

Inclusions: N/A

This TOP-FLOOR condo boasts stunning views and includes two bedrooms, a full four-piece bathroom, a galley kitchen, dining room, and living room. The kitchen is equipped with stainless steel appliances, including an over-the-range microwave, and adjacent to it is the in-suite stackable laundry. The primary bedroom features a Jack and Jill door to the bathroom. Additionally, there is a fitness room on the ground floor. For security, there is safe underground parking with a storage cage located in front of parking space number 40. Easy to show!