



101, 540 18 Avenue SW
Calgary, Alberta

MLS # A2149732



\$315,000

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	792 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Laminate

Sewer: -

Roof: -

Condo Fee: \$ 562

Basement: None

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Separate Entrance

Inclusions: None

Welcome to the beautiful community of Cliff Bungalow! Looking for the convenience of quick access to the downtown core with the community of the suburbs? Look no further than this beautiful 2 bedroom apartment style condo. Ground floor access gives you your own fenced patio, with easy access to the building's extensive yard space, perfect for families with pets or small children! Falling in the catchment for the popular and well reputed Rideau Park School (grades K-9) and then matriculating to the Western Canada High School (10-12), this unit is perfect for young families with children entering school. Whether for yourself as an excellent leg into the market, or as a turnkey investment, sure to garner top dollar as a rental unit. With an assigned storage space, single car underground parking, an in building fitness and bookable common room, perfect for hosting games night or study sessions. A quick drive to SAIT and University of Calgary campuses; make this property ideal for anyone attending post secondary school. Why rent when you could enjoy the appreciation of an excellent well maintained building, and provide that stepping stone into the market!