



204, 540 18 Avenue SW  
Calgary, Alberta

MLS # A2151011



**\$329,900**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 546
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Storage		

**Inclusions:** -

This well-maintained 2-bedroom condo is located on a quiet street in the trendy Mission community, just one block from 17th Avenue and 4th Street. Enjoy easy access to popular restaurants, shops, and scenic pathways. The large living room boasts oversized patio doors that flood the space with natural light. The spacious master bedroom easily fits a king-size bed and nightstands, with a walk-through closet and direct access to the bathroom. The second bedroom offers flexibility for guests or a home office. Extras include a large storage room, in-suite laundry, and access to an exercise room. You'll also have secure underground parking and additional storage. The recently remodeled lobby adds to the appeal of this well-maintained condo building. Ideal for outdoor enthusiasts, it's just minutes from the Elbow river pathway bike route. Don't miss out on this opportunity!