4, 515 18 Avenue SW
Calgary, Alberta

MLS # A2196460

$334,900

Division:	Cliff Bungalow
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Multi Level Unit

Size:	738 sq.ft.	**Age:**	1976 (49 yrs old)
Beds:	2	**Baths:**	1
Garage:	Alley Access, Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 701
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions: n/a

Welcome to Your Stunning New Home! This beautifully renovated end-unit offers quality finishings and designer style at an unbeatable price! Nestled on a picturesque, tree-lined street, this 2-bedroom, 1-bath bi-level is anything but ordinary. With over 730 sq. ft. of total living space and a wrap-around balcony, it’s perfect for entertaining, relaxing, and enjoying the vibrant surroundings. Walk Everywhere! Leave the car at home and explore everything this fantastic location has to offer. Feels Like a Home, Not an Apartment!! Unique two-level design provides privacy and separation. The main floor features an open-concept layout, showcasing a gorgeous kitchen with quartz countertops, upgraded stainless steel appliances, and luxury vinyl plank flooring. A stunning wallpapered feature wall adds a touch of elegance. Lower level (3 feet below grade) offers quiet and privacy with both bedrooms, a full bath, and in-suite laundry. Modern & Stylish Upgrades, Designer LED lighting throughout. Blackout cellular blinds for comfort and efficiency. Pet-friendly building – bring your furry friends! Condo fees include utilities such as gas, heat and water. Recent Building Upgrades: 2019: New siding, windows, doors, front landscaping, sidewalks, and fencing. 2021: Parking lot completely redone. This is a rare opportunity to own a stylish, move-in-ready home in a sought-after location. Don’t miss out – schedule your showing today!