

# \$280,000 - 4, 518 18 Avenue Sw, Calgary

MLS® #A2205981

**\$280,000**

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

PRICE REDUCTION BY 20K!! Welcome to this beautifully renovated CORNER UNIT condominium in the heart of 17th Ave Hub with one of the best condo fees (\$450/month)! Condo fees include ALL UTILITIES except electricity. There are two relatively large bedrooms, both equipped with dimmable pod lights. Living room has a beautiful classic wood-burning fireplace, and an open concept to the dining room. Large balcony windows bring in lots of natural light and roomy enough for a BBQ and table/chairs. Kitchen cabinets are fully extended to the ceiling with QUARTZ COUNTERTOPS and QUARTZ BACKSPLASH! Matching set of Whirlpool STAINLESS STEEL APPLIANCES with the hood-fan venting to outside. Brand new IN-UNIT LAUNDRY and an on-site full size laundry on the main level (for a fee). Pets are allowed upon approval of the condo board. 1 assigned parking stall at the building rear. This is a perfect place to live/work/play as downtown is a 10 min walk - 17th Ave hub 30 seconds walk - Western Canada High School a 5 min walk! This quiet building's location holds immense investment value due to its HIGH RENTAL YIELD and low vacancy. Book your showing today!

Built in 1977

## Essential Information

MLS® #

A2205981



Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4, 518 18 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0C5

### Amenities

Amenities	Parking, Laundry
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	35
Zoning	M-C2

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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