

\$274,900 - 4, 518 18 Avenue Sw, Calgary

MLS® #A2205981

\$274,900

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

PRICE REDUCTION!! Welcome to this beautifully renovated Corner Unit in the heart of 17th Ave hub! This updated 2-bedroom condo offers unbeatable value with low condo fees of \$450/monthâ€”covering all utilities except electricity. Enjoy a bright, open layout featuring dimmable pod lighting, a wood-burning fireplace, and large balcony windows that fill the space with natural light. The spacious balcony is perfect for a BBQ and outdoor seating. The kitchen is fully upgraded with ceiling-height cabinets, quartz countertops and backsplash, and a Whirlpool stainless steel appliance package with exterior-vented hood fan. Includes brand new in-unit laundry, plus shared laundry on-site (fee-based). Pets allowed with board approval and 1 assigned rear parking stall included. Located just steps from 17th Ave, 5 minutes to Western Canada High School, and 10 minutes to downtown, this is an ideal live/work/play space or investment with high rental yield and low vacancy. Book your showing today!

Built in 1977

Essential Information

MLS® #	A2205981
Price	\$274,900
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	Laundry, Parking
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	78
Zoning	M-C2

Listing Details

Listing Office	URBAN-REALTY.ca
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