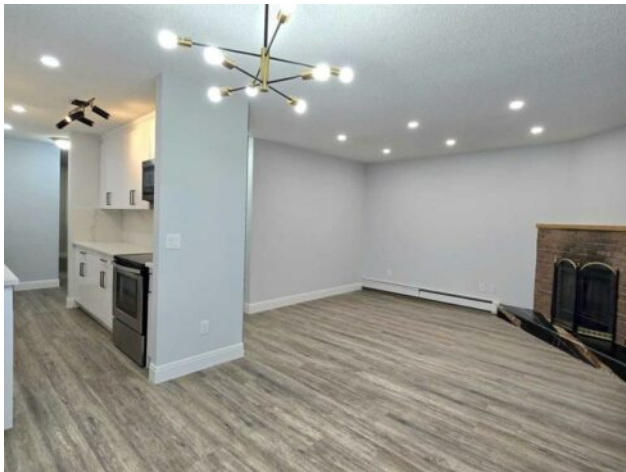


780-380-6207
meghan@meghanrobinson.net

4, 518 18 Avenue SW
Calgary, Alberta

MLS # A2205981



\$274,900

Division:	Cliff Bungalow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Window Blinds.

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/month—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!