

# \$299,000 - 210, 540 18 Avenue Sw, Calgary

MLS® #A2242552

**\$299,000**

2 Bedroom, 1.00 Bathroom, 921 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Location Location Location! MOVE IN THIS SUMMER! Priced to sell, this Second floor 2 bedroom home offers over 900 square feet of living space and awaits its new proud owner. An attractive corner unit condominium that will get you into the owners box without the headache or worry of cutting grass or shovelling snow. Clean and move in ready, this property offers a spacious and open kitchen looking onto both the dining and living rooms. These areas are the focal point of the home, bright, fun, with windows on 2 sides and a balcony offering the backdrop of our beautiful downtown. You will come to notice you feel alive and happy in this space. The primary retreat offers a spacious bedroom with ample room for your bed & matching furniture. You will love the walk through closet with direct access to the 4 piece bathroom. The second bedroom is a good size as well and will comfortably fit a queen sized bed and dresser, or perhaps a bunk bed and a desk perfect for your young students attending the nearby schools. This building is well maintained and offers a gym on the first floor, underground secured parking, and a storage locker. Featuring in-suite washer and dryer along with additional storage, this is a complete offering you won't want to miss. All this and there is more! Your favorite restaurants, MNP sport centre, coffee shops, Western High School, St Mary's High School, and much much more are a just A short walk away from this fantastic location.



Built in 1982

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242552          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 921               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 210, 540 18 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0C5               |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                                 |
| Parking        | Stall, Underground                                                |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                |
| Heating           | Baseboard                                                                                         |
| Cooling           | None                                                                                              |
| # of Stories      | 4                                                                                                 |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 13              |
| Zoning         | M-C2            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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