

# \$325,000 - 107, 540 18 Avenue Sw, Calgary

MLS® #A2235430

**\$325,000**

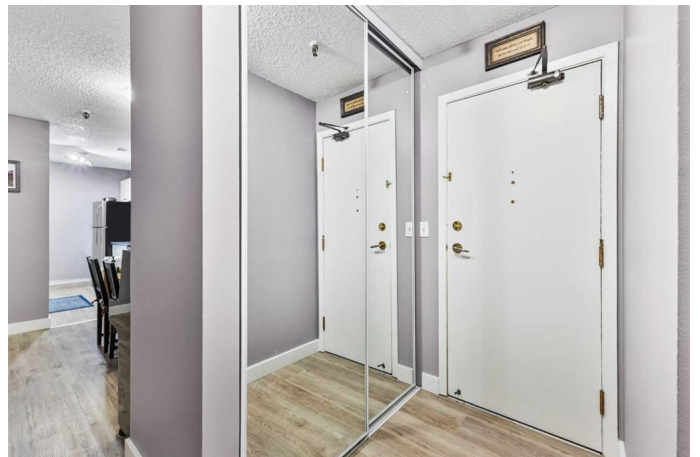
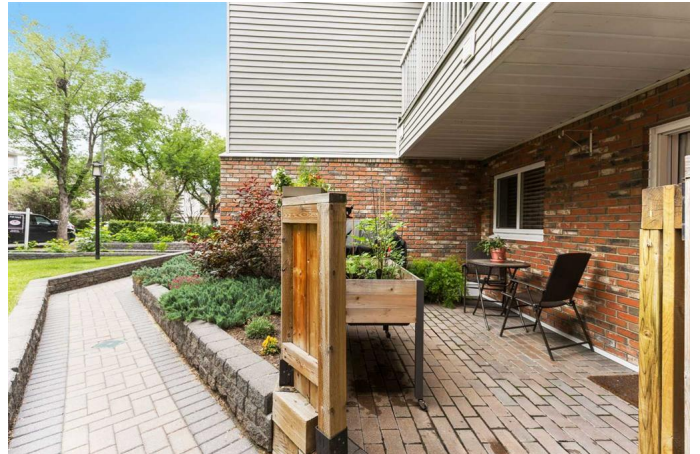
2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Discover this beautiful two-bedroom condo nestled in the vibrant community of Cliff Bungalow. This prime location is bound to captivate you, with the serene Elbow River to the South, the bustling 17th Avenue to the North, and the lively 4th Street to the East, this location offers a wealth of convenient options for dining, shopping, and entertainment. The spacious south-facing layout is situated on a picturesque tree-lined street in Calgary's finest! Enjoy the best of downtown living with easy access to the trendy shops and restaurants of Mission and 4th Street.

The condo boasts an inviting open-concept design that enhances the flow of the living space with ample light. The master bedroom includes a beautifully updated ensuite with spacious counters, new flooring, updated windows/patio door and ample closet space ensuring storage is never an issue. Steps down the hall you will find the guest room, a convenient in-suite laundry room and a beautifully updated four-piece bathroom with all modern finishes. The galley kitchen, equipped with stainless steel appliances, features a breakfast bar seamlessly connecting to a generous living and dining area making this one of a kind unit feel bright and open. As a fantastic corner unit, it also offers no common walls, and a private south-facing stone patio, perfect for enjoying sunny days and outdoor relaxation. The underground heated parking garage provides



secure access as well as your own storage unit. And if that wasn't enough, just steps down the hall you will have access to the facilities gym and elevator to ensure getting to your car is a breeze! This beautifully kept unit feels like home from the moment you step through the front door with fresh paint and true pride in ownership. Prepare to fall in love. Book your showing private tour TODAY!

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235430          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 107, 540 18 Avenue Sw |
| Subdivision | Cliff Bungalow        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S0C5                |

### Amenities

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

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                      |
| Cooling           | None                                                                                        |
| # of Stories      | 4                                                                                           |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 1               |
| Zoning         | M-C2            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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