

4, 518 18 Avenue SW  
Calgary, Alberta

MLS # A2205981

**\$280,000**

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 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!