## 4, 518 18 Avenue SW Calgary, Alberta

MLS # A2205981

## \$280,000

Division: Cliff Bungalow   Type: Residential/Low Rise (2-4 stories)   Type: Residential/Low Rise (2-4 storie								
Style: Apartment-Single Level Unit  Size: 767 sq.ft. Age: 1977  Beds: 2 Baths: 1  Garage: Assigned, Stall  Lot Size: -  Lot Feat: -  Heating: Baseboard Water: -  Floors: Vinyl Plank Sewer: -  Roof: -  Roof: -  Condo Fee: \$ 448  Basement: None LLD: -  Exterior: Brick, Concrete Zoning: M-C2  Foundation: Poured Concrete  Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters			Division:	Cliff I	Bungalow			
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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			Beds:	2		Baths:	1	
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Features: Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters	Exterior:	Brick, Concrete			Zoning:	M-C2		
	Foundation:	Poured Concrete			Utilities:	-		
Inclusions: Window Blinds.	Features:	Low Flow Plumbing Fixtures, No Animal Home, No	Smoking Home	, Quartz	Counters			
TICINGSTOTIS. VVIITUOW DIITUS.	Inclusions	Window Blinds						
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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!