

\$350,000 - 406, 545 18 Avenue Sw, Calgary

MLS® #A2168845

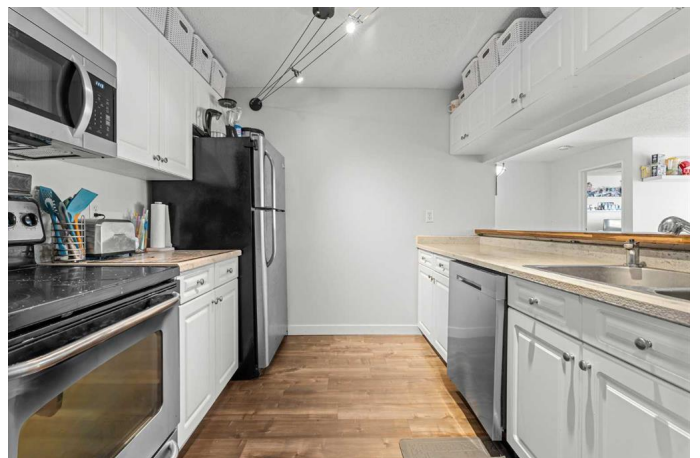
\$350,000

2 Bedroom, 2.00 Bathroom, 990 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

They say great things come in pairs, and this incredible top-floor unit that offers a rare combination of space, style, and convenience in the heart of the city truly delivers. With two expansive bedrooms, two full bathrooms, two underground parking stalls, and two storage units, this home checks every box for comfortable urban living. Nestled just a block from 17th Ave—Red Mile, you'll be steps away from some of Calgary's best restaurants, cafes, and shops, while still enjoying a peaceful retreat from the action. As you step inside, you'll be greeted by a thoughtfully designed open-concept floor plan that maximizes both space and light. The kitchen is a dream with plenty of counter space for meal prep, ample cabinetry for storage, and stainless steel appliances that are both stylish and functional. The bar-height eating area is perfect for quick breakfasts or casual meals, creating a welcoming hub at the heart of the home. The dining area offers flexibility, with space large enough for a full-sized table. Currently, it also features built-in cabinetry that serves as a coffee bar, adding a touch of personality and function. The living room is truly a highlight—spacious, inviting, and bathed in natural light from the large windows and balcony access. It's the perfect space for entertaining or simply relaxing, offering enough room to create your ideal layout. Both bedrooms in this unit are impressively large, easily accommodating king-sized beds and full furniture sets. The primary bedroom is your



private sanctuary, with a walk-through closet leading to a full ensuite bathroom. The second bedroom is equally spacious and offers flexibility for guests, a home office, or whatever your needs may be. The second full bathroom is conveniently located off the main living area and is perfect for guests or shared living situations. Additional highlights include in-suite laundry with extra storage space, making day-to-day life even easier. In the secure underground garage, you'll find not one but two assigned parking stalls, along with two storage lockers to keep all your seasonal gear and extras tucked away. This unit offers the ideal balance of downtown convenience and home-like comfort, perfect for anyone looking to enjoy the best of inner-city living without sacrificing space or storage.

Built in 1982

Essential Information

MLS® #	A2168845
Price	\$350,000
Sold Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	406, 545 18 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 0C6

Amenities

Amenities	Elevator(s), Secured Parking, Trash
Parking Spaces	2
Parking	Assigned, Covered, Enclosed, Heated Garage, Underground

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 7th, 2024
Days on Market	10
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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