



## 545 18 Avenue Calgary Alberta

\$350,000

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 laun...

Dining room 10.75 Ft x 9.75 Ft

4pc Bathroom 8.00 Ft x 5.08 Ft

Bedroom 14.50 Ft x 10.75 Ft

Foyer 16.67 Ft x 4.42 Ft

Kitchen 8.92 Ft x 8.17 Ft

Laundry room 11.17 Ft x 6.17 Ft

Living room 22.17 Ft x 12.75 Ft

Primary Bedroom 12.92 Ft x 10.75 Ft

4pc Bathroom 8.08 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<https://www.nasiripropertygroup.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net