



## 527 18 Avenue Calgary Alberta

\$3,290,000

527 18th 15 -1 BR apts tastefully upgraded in Cliff Bungalow/Mission. Units are approx 500-525 sf in size. Ideally located with a short walk to the shops, restaurants and amenities of 4th St SW and 17th Ave SW. Extensive capital expenses have been made... new owner just needs to bring the rents up to the market rents. UPGRADES 2014 - new boiler and hot water tank, 2015 - electrical upgrades to laundry room, 2017 - DURO-LAST roof installed with 1% sloped insulation package. 2018 - replaced front sidewalk and landing 2020-2021 - replaced front and rear doors with steel door, replaced intercom system. 2022 - replaced 15 unit doors. 2023 - replaced common area windows and replaced common area carpet tiles. Previous owners replaced unit windows and put duradek on the 12 balconies. Existing mortgage is to be assumed. (see supplements) (id:6769)

Listing Presented By:



Originally Listed by:  
Michael Fleming Realty Corp.

<http://www.flemingrealty.ca>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)