



## 518 18 Avenue Calgary Alberta

\$299,999

Welcome to this beautifully renovated CORNER UNIT condominium in Cliff Bungalow SW with one of the best condo fees! 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. You have the luxury of a brand new apartment size IN-UNIT LAUNDRY and also 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! (id:6769)

Primary Bedroom 10.83 Ft x 11.92 Ft

Bedroom 8.67 Ft x 11.08 Ft

3pc Bathroom 7.75 Ft x 5.00 Ft

Living room 11.83 Ft x 13.50 Ft

Dining room 7.83 Ft x 9.50 Ft

Listing Presented By:



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