



# 545 18 Avenue Calgary Alberta

\$319,900

Nestled in the vibrant community of Cliff Bungalow, this spacious 2-bedroom corner unit is just steps away from all the amenities you could wish for. Downtown's west end and commercial core are only a few blocks north, and you're just one block from the diverse restaurants and entertainment venues of 17th Avenue. Additionally, it's a mere 300-meter walk to Western Canada High School, one of the top high schools in Alberta. Upon entering, you'll be impressed by the modern, open-concept floor plan, which soaks in natural light. The gourmet kitchen will inspire any chef, featuring stainless steel appliances, quartz countertops, stylish lighting fixtures throughout, a raised breakfast bar, and white cabinets that provide ample space. The primary bedroom boasts an updated walk-in closet with cheater access to the 4-piece bathroom. The second bedroom is generously sized, featuring a French door and plenty of space for various uses. This location offers convenient access to everything you need for daily living and leisure activities. Don't miss out on the opportunity to make this stunning home your own--schedule a viewing today! (id:6769)

Kitchen 10.83 Ft x 8.42 Ft  
 Primary Bedroom 12.50 Ft x 13.08 Ft  
 Living room 14.08 Ft x 14.83 Ft  
 Bedroom 10.83 Ft x 11.75 Ft

Dining room 8.42 Ft x 9.92 Ft  
 Laundry room 4.00 Ft x 7.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Other 4.58 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca