

# \$319,900 - 109, 545 18 Avenue Sw, Calgary

MLS® #A2246143

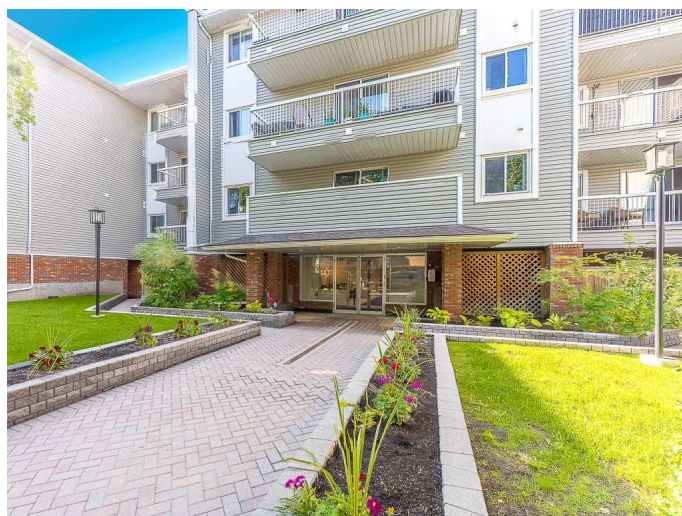
**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to this stylishly updated two-bedroom, two-bathroom condo located in the heart of Calgary. This beautifully maintained home is perfectly positioned just steps from the vibrant energy of 17th Avenue, offering an array of trendy shops, restaurants, caf  s, and amenities, all within walking distance. Enjoy the convenience of urban living while being only minutes from the peaceful pathways of the Elbow River, parks, and downtown core. Inside, the functional open-concept floor plan is designed for both everyday living and entertaining. The kitchen features newer stainless steel appliances, premium granite countertops, modern cabinetry, and ample storage space. A built-in marble nook functions perfectly as a coffee station or compact work-from-home space and seamlessly connects to the dedicated dining area. The spacious living room flows effortlessly from the kitchen and dining area and opens through patio doors to a private, fully fenced patio, an ideal outdoor retreat for relaxing or entertaining guests. Both bedrooms are generous in size and thoughtfully positioned on opposite sides of the unit, offering excellent privacy for guests or roommates. Each bedroom features its own beautifully renovated ensuite bathroom, complete with contemporary finishes, upgraded fixtures, and stylish tile work. Additional features include in-suite laundry with a large storage area and a secure underground parking stall. This well-managed



building is pet-friendly (with board approval) and offers the perfect combination of location, lifestyle, and value. Whether you're a first-time buyer, investor, or looking to downsize without compromising on location or quality, this move-in-ready condo is a must-see!

Built in 1982

### Essential Information

MLS® #	A2246143
Price	\$319,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 545 18 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0C6

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range

	Hood, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Other
Construction	Wood Frame

## Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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