

\$299,900 - 103, 545 18 Avenue Sw, Calgary

MLS® #A2267874

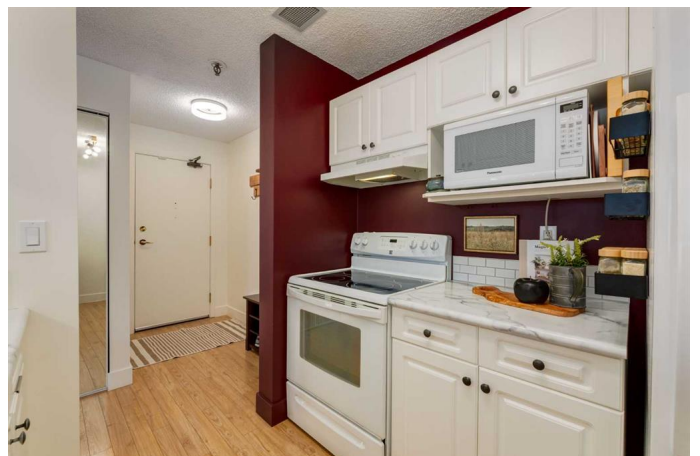
\$299,900

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Real estate is all about the three L's™—in this case they are Location, Layout and Lifestyle! This move-in ready, 826 sq ft, 2 bed, 1 bath corner unit in the sought after community of Cliff Bungalow has all three! You will love the beyond awesome location as it's just a short walk/bike ride to the eclectic community of Mission and the Elbow River pathways and is just steps to all of 17th Avenues patios/restaurants/cafes and boutiques with easy access to the downtown core and public transit. This well curated ground floor, corner unit offers an extremely thoughtful and open concept living space beginning with a welcoming front foyer. The functional galley kitchen offers lots of counterspace and a white appliance package along with great sight lines into the dining/living rooms so even the chef can be part of the conversation when entertaining. As you pass by the kitchen you will find a great dining area that overlooks the well-appointed living room with plenty of space to relax in as well as a wall feature that can act as a bike rack for avid cyclists or backdrop for art for those not requiring it to act as such. A built-in bookcase is the perfect place to display your book/vinyl collections and various treasures. The first bedroom you will discover as you turn the corner towards the sleeping quarters is a great size with an ample sized closet. For those not requiring this to function as a bedroom it would be great as an office for those working from home,



gym/yoga/meditating/craft space or for whatever use you might have for it. The primary bedroom is a fantastic size with lots of room for your king-sized furniture and boasts a large closet. An updated 4 pc bathroom separates the two bedrooms and an in-suite laundry/storage room with newer Bosch washer and dryer (2022) makes laundry day a breeze as it is oh so conveniently located right outside your bedroom door. The private, fully fenced, sunny West facing patio is accessed just off the living room and is the perfect place for dining al fresco/BBQing in the Summer or for sitting out with a good book on those warm Fall days. Cyclists and pet owners will benefit from having access from the patio directly to the street with the handy gate allowing you to come and go without having to go through the building. This unit also comes with a parking stall in the heated underground parkade so say can goodbye to scraping your windshield in the Winter! A storage unit at the end of the stall rounds out the offerings in this well managed building. This could be the newest addition to your investment portfolio or simply a terrific place to call home with affordable condo fees. You'll get to live your best inner city life here, so come check out this unit and start enjoying all that this location has to offer!

Built in 1982

Essential Information

MLS® #	A2267874
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	826
Acres	0.00
Year Built	1982

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	103, 545 18 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0C6

Amenities

Amenities	Elevator(s), Secured Parking, Trash
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Private Entrance
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 30th, 2025
Days on Market	21
Zoning	M-C2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.