

# \$324,900 - 4, 515 18 Avenue Sw, Calgary

MLS® #A2196460

**\$324,900**

2 Bedroom, 1.00 Bathroom, 738 sqft

Residential on 0.00 Acres

Cliff Bungalow, Calgary, Alberta

Welcome to Your Stunning New Home!

Location, Location, Location!! This beautifully renovated end-unit offers quality finishings and designer style at an unbeatable price! Nestled on a picturesque, tree-lined street, this 2-bedroom, 1-bath bi-level is anything but ordinary. With over 730 sq. ft. of total living space and a wrap-around balcony, it's perfect for entertaining, relaxing, and enjoying the vibrant surroundings.

Walk Everywhere! Leave the car at home and explore everything this fantastic location has to offer. Feels Like a Home, Not an Apartment!!

Unique two-level design provides privacy and separation. The main floor features an open-concept layout, showcasing a gorgeous kitchen with quartz countertops, upgraded stainless steel appliances, and luxury vinyl plank flooring. A stunning wallpapered feature wall adds a touch of elegance. Lower level (3 feet below grade) offers quiet and privacy with both bedrooms, a full bath, and in-suite laundry. Modern & Stylish Upgrades, Designer LED lighting throughout. Blackout cellular blinds for comfort and efficiency. Pet-friendly building – bring your furry friends! Condo fees include utilities such as gas, heat and water.

Recent Building Upgrades:

2019: New siding, windows, doors, front landscaping, sidewalks, and fencing.



2021: Parking lot completely redone.  
This is a rare opportunity to own a stylish,  
move-in-ready home in a sought-after location.  
A perfect investment opportunity as well for  
those out of town. Donâ€™t miss out â€“  
schedule your showing today!

Built in 1976

### Essential Information

MLS® #	A2196460
Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	738
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	4, 515 18 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0C6

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Stall, Assigned

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	March 8th, 2025
Days on Market	52
Zoning	M-C2

### Listing Details

Listing Office	eXp Realty
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