

# \$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 | 53              |
| Zoning         | M-C2            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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