

403, 1626 14 Avenue SW  
Calgary, Alberta

MLS # A2240326



## \$249,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Sunalta   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                    |        |                   |
| Style:    | Apartment-Single Level Unit                           |        |                   |
| Size:     | 811 sq.ft.  | Age:   | 1968 (57 yrs old) |
| Beds:     | 2   | Baths: | 1                 |
| Garage:   | Assigned, Outside, Paved, Plug-In, See Remarks, Stall |        |                   |
| Lot Size: | -   |        |                   |
| Lot Feat: | -   |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard, Boiler   | Water:     | -      |
| Floors:     | Hardwood  | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 643 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete  | Zoning:    | M-C2   |
| Foundation: | -   | Utilities: | -      |
| Features:   | Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows |            |        |

Inclusions: N/A

\*\*\*OPEN HOUSE SUNDAY, JULY 20 from 2:00-5:00PM\*\*\* Attention Investors & Savvy Property Buyers - don't miss out on this RARE OPPORTUNITY! Welcome to unit #403, a TOP FLOOR CONDOMINIUM in the complex of "Hardwood Green"! This CONCRETE CONSTRUCTION 18+ adult building is located in the vibrant, highly walkable, inner-city community of Sunalta! This beautifully RENOVATED top-floor condominium boasts 811 SQUARE FEET of bright, stylish living space, in a QUIET concrete constructed building, and features 2 LARGE BEDROOMS, 1 FULL BATHROOM, a spacious COVERED BALCONY, IN-SUITE LAUNDRY and STORAGE ROOM, and an ASSIGNED PARKING STALL (#27, with plug-in). This condominium unit has been tastefully updated in recent years and boasts a modern white kitchen with newer stainless steel appliances, real hardwood flooring, and fresh paint throughout. The building has also undergone extensive upgrades, including a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, a central boiler system, and the modernization of common areas and hallways. Convenience abounds with additional shared laundry room in the basement, and condo fees here include heat/fresh water/waste water utilities. Just steps away from Calgary's best amenities: endless inner-city shops/retail/restaurants, transit (Sunalta C-Train Station - just a 5 minute walk!), the Bow River, and various parks and pathways, and the downtown core is also within easy reach. Don't miss out, call today!