

101, 1530 16 Avenue SW  
Calgary, Alberta

MLS # A2246211



## \$239,900

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                            |               |                   |
| <b>Size:</b>     | 873 sq.ft.                                             | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Enclosed, Secured, See Remarks, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                                                      |               |                   |
| <b>Lot Feat:</b> | -                                                      |               |                   |

|                    |                                         |                   |        |
|--------------------|-----------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                              | <b>Condo Fee:</b> | \$ 776 |
| <b>Basement:</b>   | -                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame     | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks, Separate Entrance, Storage |                   |        |

**Inclusions:** N/A

Urban living at its best. Affordable 2 bedroom 2 bath ground floor unit with it's very own large patio is a must see in Sunalta! Conveniently located within walking distance to 17 Ave restaurants, coffee shops, pubs, downtown, tennis courts and Sunalta LRT station. Many upgrades including beautiful dark hardwood flooring, California closets, large in suite storage room & laundry, soaker tub, ceramic tile and more. Convenient lock up garage enclosed parking space directly across from the suite entrance allowing for easy vehicle loading/unloading. Enjoy the easy access to the inner city lifestyle or relax on the large sunny south patio with private yard and entrance that is perfect for pets. This unit has pride of ownership and is ready for it's new owners.