

103, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2246523



\$220,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: None

Welcome to this beautifully maintained and thoughtfully upgraded one-bedroom condo nestled in a quiet, tree lined street in Sunalta. This spacious 600sqft unit boasts an open floor plan that maximizes natural light, creating a warm and inviting atmosphere perfect for comfortable living and entertaining. Enjoy a generous living space that easily accommodates all your furniture, complemented by ample storage options. The open concept kitchen allows you to prepare delicious meals while you entertain family and friends. The large patio door leads to a quiet outdoor space and your parking spot is right there adding to the convenience of the home. The bedroom is a decent size with storage solutions to fit anyone's needs. The apartment also features a convenient washer / dryer hookup, however, there are additional laundry facilities available within the building for added convenience. The property has been meticulously cared for and upgraded including vinyl plank floors and a fresh coat of paint. Pet lovers will appreciate that pets are permitted with board approval. The condo fees include heat, water, parking, reserve fund contributions, professional management and landscaping / snow removal, providing excellent value for an exceptional property. Located just steps from tennis courts, vibrant 17th Avenue with its eclectic shops, cafes, and entertainment options, and nearby parks and gardens. This condo offers an unbeatable lifestyle. Excellent transportation links (just blocks to the LRT), make commuting a breeze, while numerous dining options and the dynamic downtown Calgary scene are within easy reach. Whether you are a first time home buyer just getting started or a savvy investor, this home offers the conveniences of downtown living without all the noise. Book your private showing today!