

302, 1626 14 Avenue SW  
Calgary, Alberta

MLS # A2280596

# \$172,500



<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

**1 BEDROOM | 1 BATHROOM | 3RD FLOOR | SOUTH-FACING | OPEN FLOORPLAN | PARKING STALL | INNER-CITY LOCATION |**  
 Welcome to this bright and inviting 1-bedroom, 1-bathroom condo ideally located just steps from the vibrant energy of 17th Avenue. Positioned on the third floor and facing the sunny south side, this home offers an open and spacious floor plan filled with natural light, perfect for first-time buyers, investors, or those seeking an urban lifestyle. The functional layout features parquet and ceramic flooring throughout, a generous living area ideal for relaxing or entertaining, and a well-sized bedroom with ample closet space. The 4-piece bathroom is conveniently located, and the overall design offers flexibility to make the space your own. Enjoy unbeatable inner-city living with easy access to downtown, nearby parks, tennis courts, schools, and a wide variety of shops, cafes, and restaurants along 17th Ave. With convenient access to major roadways and transit, commuting around the city is effortless. Whether you're looking for a low-maintenance home or a great investment opportunity, this condo delivers comfort, convenience, and location. Book your showing today! Photos have been virtually staged.