

101, 1512 16 Avenue SW
Calgary, Alberta

MLS # A2172665



\$174,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunalta | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 422 sq.ft. | Age: | 1978 (46 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 309 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Walk-In Closet(s) | | |

Inclusions: NA

Welcome to your urban retreat, a chic studio apartment located just steps from the vibrant 17th Avenue lifestyle. This property has been substantially renovated, with updates including new windows, new full-height kitchen cabinets (with soft-close doors) and newer appliances, freshly painted, a modern bathroom vanity, and updated flooring throughout. These upgrades create a fresh and inviting living space perfect for anyone seeking both style and convenience. You'll also enjoy a large private balcony, ideal for morning coffee or evening relaxation. For your convenience, this unit includes one parking stall, and the low traffic laundry room is located just across the hall for easy access to all your everyday essentials. The condo building itself has been well maintained and well managed over the years. Situated in the heart of Calgary's most dynamic neighborhood, you're just a short stroll away from the trendy cafes, boutique shops, and vibrant restaurants that 17th Avenue is known for. A major bonus for investors: the property has no current bylaw restrictions on short-term rentals, making it an excellent opportunity for Airbnb or other vacation rental platforms. This beautifully renovated studio is the perfect combination of urban convenience, modern upgrades, and investment potential. Don't miss your chance to own this gem in one of Calgary's most vibrant communities!