

106, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2181834



\$198,000

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|------------------|--|---------------|-------------------|
| Division: | Sunalta | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 501 sq.ft. | Age: | 1968 (56 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Plug-In, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, City Lot, Lawn, Landscaped, Level, Street Lighting, Treed | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 395 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows | | |

Inclusions: Window Coverings (All), 2 Fobs for door

Welcome Home! This amazing condo located in the highly desirable inner city neighbourhood of Sunalta and situated on a quiet tree-lined street is an excellent choice for you. This bright, South facing, open concept one bedroom condo, is in exceptional condition with updated stainless steel appliances, quartz countertops and luxury vinyl plank flooring. You will enjoy cooking in your large kitchen and entertaining in your spacious living area. There are several storage closets within the condo. This is a professionally managed and well maintained 18+ adult building with recent exterior improvements including the front and rear entry Fob system, vinyl windows, vinyl siding, roof and central boiler. You have your own separate assigned #17 parking stall. An excellent location with schools and public transportation nearby including a convenient five minute walk to the LRT system and trendy 17th Avenue. Primely situated with close proximity to Calgary's downtown core. Sunalta is an amazing outdoor lifestyle neighbourhood with parks, a community garden, Sunalta Community Association, tennis courts along with the Calgary Tennis Club, restaurants and boutique shopping. Call today to view your next home!