

104, 1512 16 Avenue SW  
Calgary, Alberta

MLS # A2183660



**\$159,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	553 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this one-bedroom, one-bathroom condo located in the heart of Calgary, Alberta. This partially below-grade unit offers the perfect opportunity for first-time buyers or savvy investors alike. With a functional layout, this home invites your personal touch to transform it into something truly special. For those with a keen eye for design or renovation, this condo presents a fantastic sweat equity opportunity. Update the space to your tastes, or capitalize on its revenue potential as an investment property in Calgary's growing rental market. Whether you're looking to build value through upgrades or generate consistent income, this unit provides a solid foundation. Close to local amenities, parks, public transportation, and just minutes from downtown, this property promises both convenience and potential. Don't miss the chance to turn this diamond in the rough into a gem of your own!