

102, 1530 16 Avenue SW
Calgary, Alberta

MLS # A2185727



\$249,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	714 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Street Lighting		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: N/A

Discover this inviting 2-bedroom, 1-bathroom condo in a prime location, just steps from trendy restaurants, bars, essential amenities and public transit. Perfect for first-time buyers, investors, or those seeking a cozy retreat, this home has it all. The kitchen boasts stainless steel appliances and ample cabinet space, while the spacious bathroom features a soaker tub, walk-in shower, and in-suite laundry with a built-in makeup table. This home features no common walls with any other unit. Enjoy outdoor living on the private patio with access to a green space—ideal for pet owners. With Airbnb potential and exceptional urban convenience, this condo is both a comfortable home and a smart investment. Schedule your viewing today! **this unit is below grade**