

406, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2209127



\$210,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: NA

Welcome to Hardwood Green – a serene retreat nestled on a quiet, tree-lined street in the heart of vibrant Sunalta. This bright and sunny TOP FLOOR, SOUTH-FACING UNIT in a solid CONCRETE building offers the perfect blend of comfort, style, and location. Step into a bright and spacious layout, featuring hard surface laminate flooring, and a lovely updated kitchen complete with crisp white cabinetry, expansive GRANITE countertops, tile backsplash, and white clean appliances. The spacious living and dining area is bathed in natural light, flowing effortlessly to your private south-facing balcony that overlooks the beautiful tree-lined street. The balcony is large enough for a bistro table, providing the ideal spot for morning coffee or relaxing evenings. The bedroom is also spacious, offering plenty of room for a large bed and other furniture pieces, if desired. The sleek DUO-SINKS and granite counters elevate this stylish 5 piece bath. This unit also features IN-SUITE LAUNDRY, in-unit storage, and an assigned surface parking stall with plug-in. This building is exceptionally well-managed with low condo fees and a strong reserve fund. Recent upgrades include a secure fob entry system, vinyl windows and siding, new roof, balconies, railings, and a central boiler system. Enjoy the peace and charm of this desirable pocket of Sunalta – just a 5-minute walk to the Sunalta LRT Station and 17th Avenue's lively shops, cafes, and restaurants. You're also within blocks from the Sunalta Community Association, tennis courts, parks, community garden, and extensive bike and walking paths. Perfect for first-time buyers or savvy investors seeking unbeatable value in a prime location.