

403, 1626 14 Avenue SW

Calgary, Alberta

MLS # A2219087



\$275,000

Division:		Sunalta	
Type:		Residential/Low Rise (2-4 stories)	
Style:		Apartment-Single Level Unit	
Size:		811 sq.ft.	Age: 1968 (57 yrs old)
Beds:		2	Baths: 1
Garage:		Assigned, Outside, Paved, Plug-In, See Remarks, Stall	
Lot Size:		-	
Lot Feat:		-	
Heating:		Baseboard, Boiler	Water: -
Floors:		Hardwood	Sewer: -
Roof:		-	Condo Fee: \$ 619
Basement:		-	LLD: -
Exterior:		Concrete	Zoning: M-C2
Foundation:		-	Utilities: -
Features:		Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows	
Inclusions:		N/A	

*** OPEN HOUSE SATURDAY, MAY 17 from 2:00-5:00PM *** Welcome to Hardwood Green, a well-managed 18+ adult complex located in the vibrant inner-city community of Sunalta. This beautifully renovated top-floor condominium offers 811 square feet of bright, stylish living space, in a solid concrete building, and features 2 large bedrooms, 1 full bathroom, a spacious north-facing balcony, in suite-laundry, in-suite storage room, and an assigned parking stall (#27, with plug-in). This condominium has been beautifully updated in recent years and boasts a modern white kitchen with newer stainless steel appliances, real hardwood flooring, and fresh paint throughout. The building has undergone extensive upgrades, including a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, a central boiler system, and the modernization of common areas and hallways. Convenience abounds with additional shared laundry room in the basement, and condo fees here include heat/fresh water/waste water utilities. All of this is just steps away from Calgary’s best amenities, with shops, transit, parks, and downtown all within easy reach. This is inner-city living at its best! Don’t miss out, call today!