

201, 1626 14 Avenue SW  
Calgary, Alberta

MLS # A2227412



\$254,999

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunalta                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 760 sq.ft.                         | Age:   | 1968 (57 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                      |            |        |
|-------------|----------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                               | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate, Parquet                                      | Sewer:     | -      |
| Roof:       | Membrane                                                             | Condo Fee: | \$ 607 |
| Basement:   | -                                                                    | LLD:       | -      |
| Exterior:   | Brick, Concrete, Vinyl Siding                                        | Zoning:    | M-C2   |
| Foundation: | Poured Concrete                                                      | Utilities: | -      |
| Features:   | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan |            |        |

Inclusions: N/A

This sunny, freshly renovated end-unit in Hardwood Green is located on a quiet, tree-lined street. It faces south and features a newly painted, bright, open floor plan, offering beautiful parquet wood flooring, an updated kitchen with granite countertops, a spacious dining and living area, sliding patio doors to your balcony, an upgraded 4-piece bath, in-suite laundry, and storage, along with an assigned parking space out back. This concrete, 18+ adult building is well-managed and boasts a healthy reserve fund, along with low condo fees. Recent upgrades to the building include a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, and a central boiler system. Located in the quiet and desirable part of Sunalta, this unit is a 5-minute walk to the LRT station and 17th Avenue with tennis courts and a park around the corner. Perfect for an investor or first-time buyer.