

**403, 1626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240326**



**\$234,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sunalta   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 811 sq.ft.  | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Outside, Paved, Plug-In, See Remarks, Stall |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 643 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Attention Investors & Savvy Property Buyers - don't miss out on this RARE OPPORTUNITY! Welcome to unit #403, a TOP FLOOR CONDOMINIUM in the complex of "Hardwood Green"! This CONCRETE CONSTRUCTION 18+ adult building is located in the vibrant, highly walkable, inner-city community of Sunalta! This beautifully RENOVATED top-floor condominium boasts 811 SQUARE FEET of bright, stylish living space, in a QUIET concrete constructed building, and features 2 LARGE BEDROOMS, 1 FULL BATHROOM, a spacious COVERED BALCONY, IN-SUITE LAUNDRY and STORAGE ROOM, and an ASSIGNED PARKING STALL (#27, with plug-in). This condominium unit has been tastefully 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 also 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. Just steps away from Calgary's best amenities: endless inner-city shops/retail/restaurants, transit (Sunalta C-Train Station - just a 5 minute walk!), the Bow River, and various parks and pathways, and the downtown core is also within easy reach. Don't miss out, call today!