

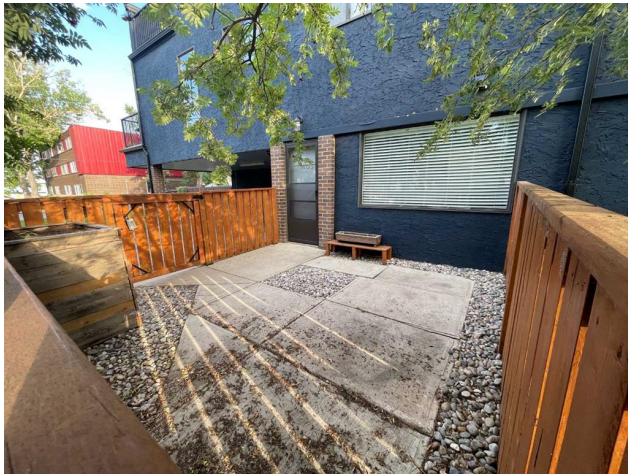


THE
A-TEAM

**RE/MAX
FIRST**

1603 16 Avenue #1603, Calgary T3C 1G6

MLS® #: **A2148630** Area: **Sunalta** Listing **07/15/24** List Price: **\$214,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **574**
 Low Sqft:
 Ttl Sqft: **574**

DOM

63
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Few Trees,Front Yard,Low Maintenance Landscape**
 Park Feat: **Assigned,Carport,Covered,Paved,Shared Driveway**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Boiler,Fireplace(s),Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
 Int Feat: **Bookcases,Closet Organizers,No Smoking Home**
 Utilities: **Cable Available,Electricity Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 12`11"	Bedroom - Primary	Main	10`8" x 9`9"
Kitchen	Main	13`5" x 12`8"	4pc Bathroom	Main	6`1" x 7`9"
Laundry	Main	10`7" x 9`8"			

Legal/Tax/Financial

Condo Fee:
\$538

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8210170**

Remarks

Pub Rmks: **Attn Investors or 1st time home buyer. This inner city cozy cash flow goldmine boasts one bedroom with in-suite laundry and sought after wood-burning fireplace for evenings by the fire with a glass of wine. Enjoy the summer outdoors in your own fenced yard and park your car under cover in your own carport. This unit is rented until Nov 30, 2024. Buy now and become a landlord until you move in. This is a fantastic opportunity to own in a beautiful inner city upscale neighborhood. You have your own ground level, separate entrance to your unit. The condo complex has a welcoming atmosphere and is well maintained. Condo fees are reasonable and include heat, garbage, and water. Sunalta is the best situated inner city neighborhood for a short walk to 17th Avenue's trendy bars, restaurants, transit, and entertainment. Quick access to Sunalta C-Train station, 14 St., and Crowchild Trail. Enjoy daily strolls down the many mature tree lined streets that make you forget that you are in the city. Reliable, long term, tenants would like to stay; lease ends November 30, 2024. There is room for rent increase that could be implemented under a new lease. Act now to book your viewing. 24 Hour notice required to view. No short-term rentals less than 30 days allowed in the complex.**

Inclusions:
Property Listed By: **None**
Homes for All Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

