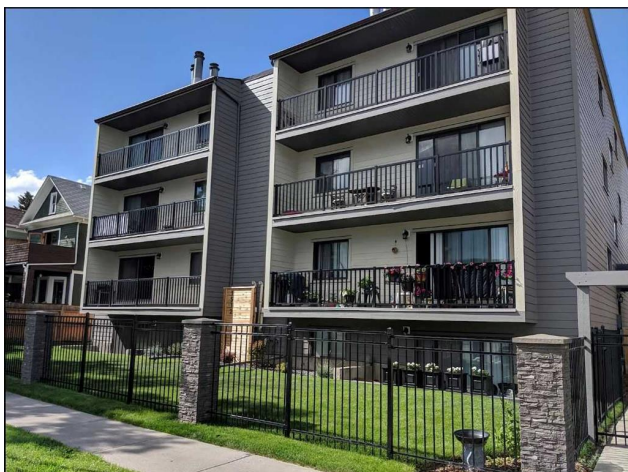


1512 16 Avenue #101, Calgary T3C0Z8

MLS® #: **A2149326** Area: **Sunalta** Listing Date: **07/25/24** List Price: **\$183,800**
 Status: **Active** County: **Calgary** Change: **-\$200, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **412**
 Low Sqft:
 Ttl Sqft: **412**

DOM
53
Layout
 Beds: **0**
 Baths: **1.0 (1 0)**
 Style: **Loft/Bachelor/Studio**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Plug-In, Stall**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard, Boiler**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range, Microwave Hood Fan, Refrigerator, Window Coverings**
 Int Feat: **Laminate Counters, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	8` 0" x 7` 2"	Living Room	Main	18` 10" x 10` 9"
Entrance	Main	10` 0" x 3` 0"	4pc Bathroom	Main	8` 2" x 5` 0"
Storage	Main	4` 6" x 9` 2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$309

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **7910845**

Remarks

Pub Rmks: **Welcome to a newly renovated studio unit with lots of storage space, located in a quiet and well managed building. What's new? This ground floor unit has been completely re-painted and ceiling re-textured, giving it a bright, airy feel. The living area has new carpet and there is luxury vinyl plank flooring throughout the rest of the unit. The renovated kitchen has new full height cabinets (with soft-close mechanisms), bottom freezer fridge and over-the-range microwave. In the bathroom, you'll find new a new vanity, mirror, lighting and faucet. Other renovations include windows and stove that were replaced in the last 6 years. The kitchen is separate from the living area, there is also a large storage room and entry closet. From the living area, you can enter a large, covered and fenced (2 of 3 sides) patio space. There is one assigned parking space, with electrical outlet. Sunalta offers practicality and convenience as you're just steps away from the eclectic cafes, trendy boutiques, and local eateries of 17th Avenue. You'll have easy access to downtown with transit that is just around the corner. This Condo is very well managed with many long-term residents. The building interior was re-painted earlier this year, and the low traffic laundry room (smart card system) is conveniently located across the hall. The building also has a secure entry system and a secure garbage enclosure. Previously rented at \$1350. Cost of ownership is kept down with a low condo fee, making it an excellent place to add to your portfolio or to start off in ownership. Pets require approval, Sorry no dogs.**

Inclusions: **Electric Range, Refrigerator, Window Coverings, Microwave Hood Fan**

Property Listed By: **Greater Calgary Real Estate**

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

