

**1512 16 Avenue #304, Calgary T3C 0Z8**

MLS®#: **A2171169**      Area: **Sunalta**      Listing **10/12/24**      List Price: **\$209,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$15k, 02-Dec**      Association: **Fort McMurray**



General Information

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

DOM

**102**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Finished Floor Area  
 Abv Sqft: **674**  
 Low Sqft:  
 Ttl Sqft: **674**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **See Remarks**  
 Utilities:

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 6`8"</b>	<b>Entrance</b>	<b>Main</b>	<b>6`5" x 3`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 7`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 18`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 12`7"</b>	<b>Storage</b>	<b>Main</b>	<b>6`0" x 4`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>3`7" x 23`4"</b>

Legal/Tax/Financial

Condo Fee: **\$456**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **7910845**

Remarks

Pub Rmks: **Welcome to your new home in the vibrant community of Sunalta! This beautifully appointed one-bedroom condo offers a perfect blend of comfort and convenience. As you enter, you'll be greeted by a spacious kitchen that boasts ample storage, seamlessly flowing into the inviting dining area and living room. The living space features a cozy fireplace, creating a warm atmosphere for relaxation or entertaining guests. Step outside onto your private balcony, where you can enjoy your morning coffee or unwind in the evening. The generously sized bedroom provides a peaceful retreat, while the well-designed four-piece bathroom caters to all your needs. Additionally, a dedicated storage room enhances the functionality of this unit. For your convenience, this condo includes one assigned parking space equipped with an electrical outlet, ensuring your vehicle is always ready to go. Sunalta is known for its practicality and charm, placing you just steps away from restaurants, shopping and tons of amenities.. With easy access to downtown and transit options just around the corner, commuting is a breeze. This well-managed building also includes a laundry room for all residents. Don't miss the opportunity to make this lovely condo your new home in Sunalta!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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













