



THE A-TEAM

RE/MAX FIRST

1626 14 Avenue #304, Calgary T3C0W5

MLS#: A2178704 Area: Sunalta Listing: 11/12/24 List Price: \$254,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1968
Finished Floor Area: 503
Low Sqft: 503
Ttl Sqft: 503

DOM

10
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Access:
Lot Feat:
Park Feat: Alley Access,Assigned,Off Street,Plug-In,Stall

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard,Boiler
Sewer:
Ext Feat: Balcony
Construction: Brick,Concrete,Vinyl Siding
Flooring: Vinyl
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher,Electric Stove,European Washer/Dryer Combination,Refrigerator,Window Coverings
Int Feat: Breakfast Bar,Open Floorplan,Quartz Counters,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, and Living Room.

Legal/Tax/Financial

Condo Fee: \$395 Title: Fee Simple Fee Freq: Zoning: M-C2

Legal Desc:

9912677

Monthly

Remarks

Pub Rmks:

Welcome to Hardwood Greens! Nestled in the heart of Sunalta, this quiet, well-maintained 18+ concrete building offers a perfect blend of comfort and convenience. Whether you're a first-time homebuyer or an investor, this recently renovated one-bedroom, one-bathroom unit is an ideal opportunity. The bright and open living space boasts sleek new vinyl flooring and elegant quartz countertops throughout. The updated kitchen seamlessly flows into the spacious living area, which opens to a south-facing balcony—perfect for soaking up the sun. Enjoy the added convenience of in-suite laundry and storage, plus an assigned surface parking stall with plug-in. Located just a short walk to the Sunalta LRT station, you'll have quick access to all the vibrant amenities of 17th Avenue SW. Explore nearby green spaces, including the Calgary Tennis Club and riverside walking paths. Plus, you're only minutes from downtown and centrally located to top educational institutions such as the University of Calgary, SAIT, Alberta University of the Arts, and Mount Royal University. This property offers the perfect combination of modern upgrades, prime location, and a relaxed lifestyle. Don't miss your chance to own in one of Calgary's most sought-after neighborhoods!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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







