



THE
A-TEAM

**RE/MAX
FIRST**

1626 14 Avenue #106, Calgary T3C 0W5

MLS® #: **A2181834**

Area: **Sunalta**

Listing Date: **12/11/24**

List Price: **\$198,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **501**
Low Sqft:
Ttl Sqft: **501**

DOM

10

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,City Lot,Lawn,Landscaped,Level,Street Lighting,Treed**
Park Feat: **Assigned,Plug-In,Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Vinyl Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`8" x 8`0"
Dining Room	Main	5`0" x 5`0"
Bedroom - Primary	Main	11`1" x 10`3"
Balcony	Main	9`0" x 4`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 12`0"
Foyer	Main	7`3" x 3`1"
4pc Bathroom	Main	8`3" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$395

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9912677**

Remarks

Pub Rmks: **Welcome Home! This amazing condo located in the highly desirable inner city neighbourhood of Sunalta and situated on a quiet tree-lined street is an excellent choice for you. This bright, South facing, open concept one bedroom condo, is in exceptional condition with updated stainless steel appliances, quartz countertops and luxury vinyl plank flooring. You will enjoy cooking in your large kitchen and entertaining in your spacious living area. There are several storage closets within the condo. This is a professionally managed and well maintained 18+ adult building with recent exterior improvements including the front and rear entry Fob system, vinyl windows, vinyl siding, roof and central boiler. You have your own separate assigned #17 parking stall. An excellent location with schools and public transportation nearby including a convenient five minute walk to the LRT system and trendy 17th Avenue. Primely situated with close proximity to Calgary's downtown core. Sunalta is an amazing outdoor lifestyle neighbourhood with parks, a community garden, Sunalta Community Association, tennis courts along with the Calgary Tennis Club, restaurants and boutique shopping. Call today to view your next home!**

Inclusions: **Window Coverings (All), 2 Fobs for door**
Property Listed By: **CIR Realty**

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









