



THE
A-TEAM

**RE/MAX
FIRST**

1605 16 Avenue #308, Calgary T3C 1A2

MLS® #: **A2196487** Area: **Sunalta** Listing Date: **02/21/25** List Price: **\$189,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Off Street,Outside,Parking Lot,Plug-In

Finished Floor Area

Abv Sqft: **486**
 Low Sqft:
 Ttl Sqft: **486**

DOM

3

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main		Kitchen	Main	9`6" x 7`6"
Bedroom - Primary	Main	13`9" x 10`1"	Living Room	Main	19`2" x 12`2"

Legal/Tax/Financial

Condo Fee: **\$492**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc:

8210170

Remarks

Pub Rmks:

This charming one-bedroom, top-floor condo in Sunalta offers 487 sq. ft. of bright and airy living space, featuring vaulted ceilings, a cozy wood-burning fireplace, and a private west-facing deck perfect for enjoying evening sunsets. A small loft area accessible by ladder provides extra storage or a compact workspace. The unit has undergone partial renovations, offering a fantastic opportunity for a buyer to complete it to their taste. Please note: The kitchen and bathroom vanity are not currently installed, allowing for a fresh start to customize these spaces to your preference. Located in a well-maintained building with recent exterior upgrades, including stucco repairs, and fresh hallway renovations, this condo is nestled in a quiet, tree-lined neighbourhood while still being just steps from 17th Avenue's vibrant shops, restaurants, and nightlife. Sunalta also offers nearby parks, tennis courts, and easy access to transit, making it a highly desirable inner-city location. Whether you're an investor looking for a great rental property or a buyer ready to put your personal touch on a stylish inner-city home, this condo is full of potential. Book a viewing today!

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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





