

201, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2227412



\$254,999

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Parquet	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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This sunny, freshly renovated end-unit in Hardwood Green is located on a quiet, tree-lined street. It faces south and features a newly painted, bright, open floor plan, offering beautiful parquet wood flooring, an updated kitchen with granite countertops, a spacious dining and living area, sliding patio doors to your balcony, an upgraded 4-piece bath, in-suite laundry, and storage, along with an assigned parking space out back. This concrete, 18+ adult building is well-managed and boasts a healthy reserve fund, along with low condo fees. Recent upgrades to the building include a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, and a central boiler system. Located in the quiet and desirable part of Sunalta, this unit is a 5-minute walk to the LRT station and 17th Avenue with tennis courts and a park around the corner. Perfect for an investor or first-time buyer.