

205, 1625 14 Avenue SW  
 Calgary, Alberta

MLS # A2262397



**\$280,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,085 sq.ft.                       | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                     |                   |        |
|--------------------|-----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                          | <b>Condo Fee:</b> | \$ 779 |
| <b>Basement:</b>   | -                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                     | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Jetted Tub, No Smoking Home, Storage |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to your serene oasis in the heart of vibrant Sunalta, Calgary! This charming 2-bedroom, 1-bathroom condo offers the perfect blend of tranquility and urban convenience. Nestled on a peaceful street in a quiet building, it's just steps from the community park/playground, Calgary Tennis Club courts, and local churches. The LRT station is only two blocks away, making commuting a breeze, while the lively nightlife and trendy shops of 17th Avenue are just a short stroll away. Ideal for first-time homebuyers or as a lucrative rental property, this calm and quiet condo is your chance to own in one of Calgary's most sought-after inner-city neighborhoods. Come see it today!