

204, 1512 16 Avenue SW
Calgary, Alberta

MLS # A2318081



\$199,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	1978 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your new home in the vibrant community of Sunalta. This tastefully updated one bedroom condo offers an ideal blend of comfort and inner-city convenience. As you enter, you'll notice the spacious and bright kitchen featuring stainless appliances, quartz counters, sleek cabinetry, breakfast bar and plenty of storage, flowing into the inviting dining area and living room. The living space features a cozy wood burning fireplace. Step outside onto your huge, sunny South-facing balcony, where you can enjoy your morning coffee or bbq and unwind with your favourite cold beverage in the evening. The large primary bedroom provides a peaceful retreat, while the four-piece bathroom caters to all your needs. Additionally, the flex room / den could be used as a home workspace or just extra storage... your choice. For your convenience, this condo includes one assigned parking space equipped with an electrical outlet, ensuring your vehicle is always ready to go. Sunalta is known for its practicality and charm, placing you just steps away from restaurants, shopping and tons of amenities. Quick access to downtown and transit just around the corner. This is a well-managed and beautifully maintained building with reasonable condo fees and a healthy reserve fund.