

301, 1530 16 Avenue SW
Calgary, Alberta

MLS # A2318721



\$169,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Welcome to this bright and well-maintained 1-bedroom 1-bath condo in the heart of Calgary's inner city. Offering an ideal blend of comfort, convenience, and affordability, this home is perfect for first-time buyers, investors, or those looking to enjoy a low-maintenance urban lifestyle. Location is everything, and this home delivers. Situated just one block from Calgary's vibrant 17th Avenue, you'll have easy access to some of the city's best restaurants, cafés, boutiques, nightlife, and everyday amenities. Whether you're meeting friends for dinner, grabbing a coffee, or enjoying a weekend stroll, everything you need is right outside your door. Step inside to discover a bright and functional open-concept layout featuring beautiful walnut hardwood flooring throughout, large windows that fill the space with natural light, and a spacious living room centred around a cozy corner fireplace. The living area opens onto a sunny south-facing private balcony, the perfect spot to enjoy your morning coffee or unwind at the end of the day. The kitchen offers ample cabinetry, a double sink, stainless steel appliances, and plenty of workspace, making meal preparation both practical and efficient. The generously sized bedroom provides room for a full bedroom set, while a bright bathroom features a full-sized tub and convenient under-sink storage. Additional highlights include in-suite laundry with a stacked washer and dryer, secure intercom entry, and an assigned outdoor parking stall. While the building does not have an elevator, the unit is conveniently located with quick and easy access via just one short flight of stairs. Condo fees include heat and water, helping keep monthly expenses manageable and predictable. Located just a 12-minute walk to the Sunalta C-Train Station and only steps from major bus routes, this home offers excellent access to downtown, parks, shopping, and

entertainment. Professionals will love the convenience of inner-city living, while investors will appreciate the strong rental appeal of this highly walkable location. Whether you're looking for your first home, a turnkey investment property, or a centrally located pied-à-terre, this move-in-ready condo offers exceptional value in one of Calgary's most desirable urban locations. PETS: Pets are permitted with Board. SMALL dogs, cats, birds, and fish may be considered, subject to written approval by the condominium Board. AirBNB is NOT allowed, so the building is very secure and there are no random people in the building (only owners and long-term tenants). Take a look at our 3D iGuide Tour and book a showing today!