

404, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2324068



\$199,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	506 sq.ft.	Age:	1968 (58 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street, Paved, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Quartz Counters		

Inclusions: Curtain Rod

Welcome home to this clean, move-in ready condo where natural sunlight floods every room. With a south-facing balcony, you'll enjoy warm afternoon light and peaceful views of a quiet, tree-lined street all year round — the kind of setting that's rare to find this close to everything Calgary's inner city has to offer. Whether you're a first-time buyer looking for your first step into homeownership or an investor seeking a turnkey income property, this unit checks every box. No detail has been overlooked. The unit features brand-new LVP flooring throughout the bedroom, kitchen, dining/living, and foyer, giving the entire space a fresh, cohesive feel. The kitchen shines with quartz countertops, a new tile backsplash, and upgraded light fixtures. A new bathroom sink and a recently installed bedroom closet organizer round out the improvements inside, while the condo board has already replaced the balcony flooring with new vinyl within the last year. The natural gas line on the balcony is a bonus. The open-concept kitchen-dining-living layout makes smart use of every square foot, offering a functional and comfortable space that feels larger than it is. Anchored in the eclectic and historic Sunalta community, this address blends seamlessly into a neighbourhood that mixes heritage homes, modern infills, and urban condominiums. Step outside and you're within walking distance of the vibrant 17th Ave restaurant and café scene, 14th Street amenities, local parks, playgrounds, and the Calgary Tennis Club. The Sunalta CTrain station is also just steps away, making car-free commuting a genuine option. This is inner-city living at its most convenient — and its most charming.