



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

403, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2219087



\$259,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Paved, Plug-In, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Hardwood Green, a well-managed 18+ adult complex located in the vibrant inner-city community of Sunalta. This beautifully renovated top-floor condominium offers 811 square feet of bright, stylish living space, in a solid concrete building, and features 2 large bedrooms, 1 full bathroom, a spacious north-facing balcony, in suite-laundry, in-suite storage room, and an assigned parking stall (#27, with plug-in). This condominium has been beautifully updated in recent years and boasts a modern white kitchen with newer stainless steel appliances, real hardwood flooring, and fresh paint throughout. The building has undergone extensive upgrades, including a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, a central boiler system, and the modernization of common areas and hallways. Convenience abounds with additional shared laundry room in the basement, and condo fees here include heat/fresh water/waste water utilities. All of this is just steps away from Calgary's best amenities, with shops, transit, parks, and downtown all within easy reach. This is inner-city living at its best! Don't miss out, call today!