



**GRASSROOTS**  
REALTY GROUP

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403, 1626 14 Avenue SW  
Calgary, Alberta

MLS # A2240326



**\$249,900**

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:	\$ 643
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

\*\*\*OPEN HOUSE SUNDAY, JULY 20 from 2:00-5:00PM\*\*\* Attention Investors & Savvy Property Buyers - don't miss out on this RARE OPPORTUNITY! Welcome to unit #403, a TOP FLOOR CONDOMINIUM in the complex of "Hardwood Green"! This CONCRETE CONSTRUCTION 18+ adult building is located in the vibrant, highly walkable, inner-city community of Sunalta! This beautifully RENOVATED top-floor condominium boasts 811 SQUARE FEET of bright, stylish living space, in a QUIET concrete constructed building, and features 2 LARGE BEDROOMS, 1 FULL BATHROOM, a spacious COVERED BALCONY, IN-SUITE LAUNDRY and STORAGE ROOM, and an ASSIGNED PARKING STALL (#27, with plug-in). This condominium unit has been tastefully 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 also 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. Just steps away from Calgary's best amenities: endless inner-city shops/retail/restaurants, transit (Sunalta C-Train Station - just a 5 minute walk!), the Bow River, and various parks and pathways, and the downtown core is also within easy reach. Don't miss out, call today!