

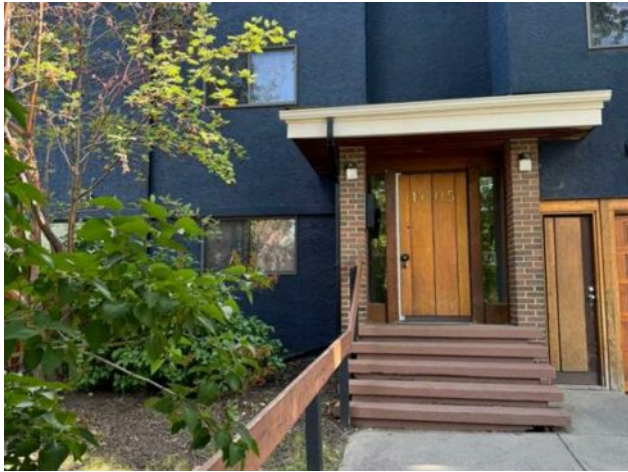


GRASSROOTS
REALTY GROUP

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207, 1605 16 Avenue SW
Calgary, Alberta

MLS # A2260677



\$169,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	548 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Attention Investors & First-Time Home Buyers! Welcome to this charming ground-floor unit located in the vibrant community of Sunalta, just steps from 17th Avenue. Enjoy the convenience of downtown living with shops, restaurants, and transit right at your doorstep. This 1-bedroom home offers a spacious living area with a cozy wood-burning fireplace, a well-appointed kitchen, a 3-piece bathroom, and a large private deck—perfect for relaxing or entertaining. Whether you're looking to invest or get into the market with your first home, this unit checks all the boxes. Don't miss this opportunity—book your private showing today!