



GRASSROOTS
REALTY GROUP

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

203, 1612 14 Avenue SW
Calgary, Alberta

MLS # A2264752



\$159,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	491 sq.ft.	Age:	1961 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Beautiful 1 bedroom condo in prime Sunalta Location. This is urban living at its best offering an open floor plan with floor-to-ceiling windows that flood the space with natural light. There is a private balcony which provides a relaxing outdoor space. Unit comes with rear parking, and additional storage outside the unit offering both convenience and practicality. Don't miss out on this fantastic opportunity to own a piece of Sunalta's inner-city charm. Common laundry room located on the lower level. Strategically located 5 blocks from an LRT station, steps to many bus routes and a short stroll from all the trendy shops and delicious restaurants along 17 Ave SW. Perfect for first time buyers or investors looking for an affordable investment or a place to call home. Professionally managed complex and ready for immediate possession. Ideal for urban dwellers seeking a prime location and contemporary living.