



GRASSROOTS
REALTY GROUP

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103, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2266800



\$199,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: None

Experience this beautifully maintained, upgraded one-bedroom condo nestled on a quiet, tree-lined Sunalta street. Bright, open floor plan that maximizes natural light, a generous living area that accommodates all your furnishings, and a well-appointed kitchen ideal for entertaining. Step through the large patio door to a tranquil outdoor space, with the added convenience of an on-site parking spot. The spacious bedroom offers ample storage, while a dedicated washer/dryer hookup provides flexibility, with additional in-building laundry options for ultimate convenience. The unit has been meticulously cared for, featuring vinyl plank floors and fresh paint throughout. Pet-friendly living (board approval) adds to the appeal. Condo fees cover heat, water, parking, reserve fund contributions, professional management, and landscaping/snow removal, delivering exceptional value for an exceptional property. Prime location puts you just steps from tennis courts, the vibrant 17th Avenue corridor with shops, cafes, and entertainment, and nearby parks and gardens. Excellent transit access—including a short walk to the LRT—ensures effortless downtown connections. This property offers the perfect blend of downtown convenience and a peaceful, residential ambiance, making it ideal for first-time buyers, downsizers, or investors seeking a smart, low-maintenance urban lifestyle. Schedule your private showing today and experience Sunalta living at its best.