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205, 1625 14 Avenue SW Calgary, Alberta

MLS # A2272345



\$265,000

Division:	Sunalta			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	1,085 sq.ft.	Age:	1979 (46 yrs old)	
Beds:	2	Baths:	1	
Garage:	Off Street, Stall			
Lot Size:	-			
Lot Feat:	Back Lane, Few Trees			

Heating: Water: Baseboard Floors: Sewer: Carpet, Ceramic Tile Roof: **Condo Fee:** \$ 779 Tar/Gravel **Basement:** LLD: Exterior: Zoning: M-C2 Brick, Vinyl Siding, Wood Frame Foundation: **Utilities:**

Features: Bidet, Double Vanity, Jetted Tub, No Smoking Home, Storage

Inclusions: N/A

Welcome to your serene oasis in the heart of vibrant Sunalta, Calgary! This charming 2-bedroom, 1-bathroom condo offers the perfect blend of tranquility and urban convenience. Nestled on a peaceful street in a quiet building, it's just steps from the community park/playground, Calgary Tennis Club courts, and local churches. The LRT station is only two blocks away, making commuting a breeze, while the lively nightlife and trendy shops of 17th Avenue are just a short stroll away. Ideal for first-time homebuyers or as a lucrative rental property, this calm and quiet condo is your chance to own in one of Calgary's most sought-after inner-city neighborhoods. Come see it today!