



205, 1625 14 Avenue SW
Calgary, Alberta

MLS # A2272345



\$265,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunalta | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,085 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Few Trees | | |

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