



**GRASSROOTS**  
REALTY GROUP

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**1601 15 Street SW**  
**Calgary, Alberta**

**MLS # A2274646**



**\$185,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	504 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan		

**Inclusions:** N/A

Discover incredible value in this charming ground level apartment located in the highly sought after community of Sunalta—offered at just \$185k. This unique unit stands out with a direct private entrance and fully fenced courtyard/garden area—perfect for pet owners, gardeners, or anyone who loves having their own outdoor space in the heart of the city. This home offers over 500sqft of comfortable living space, making it an ideal fit for first-time buyers, investors or even down-sizers. With no stairs at all and a covered parking stall just steps away from your private entrance, this is the true definition of convenience. Inside, you’ll immediately notice the pride of ownership throughout with new flooring and freshly painted. The cozy living room features a wood burning fireplace and a large window that fills the space with natural light. The kitchen provides ample cabinet and counter space, making everyday cooking effortless. Convenient in-suite laundry is located just off the living room. The spacious bedroom features plenty of room for your furniture and is complemented by a 4-piece ensuite bathroom for added comfort and functionality. Looking for a night out? Perfectly situated just steps from lively 17th Avenue, you’ll enjoy endless restaurants, cafes, bars, and entertainment options while the unit is tucked away in a quiet and peaceful spot. Prefer to travel around the city with ease? The Sunalta LRT Station is a short walk away. Families will also appreciate the proximity to top-rated schools such as Western Canada High School and Sunalta School. With vibrant amenities, excellent schools, quick LRT access, and Crowchild Trail just minutes away, this home delivers unmatched convenience in a peaceful inner city setting. Don’t miss your chance to secure this exceptional Sunalta opportunity!

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