



**402, 1612 14 Avenue SW
Calgary, Alberta**

MLS # A2277170



\$164,900

Division: Sunalta

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 504 sq.ft. **Age:** 1961 (65 yrs old)

Beds: 1 **Baths:** 1

Garage: On Street, Stall, Unassigned

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 513

LLD: -

Zoning: M-C2

Utilities: -

Heating: Baseboard
Floors: Ceramic Tile, Hardwood
Roof: Tar/Gravel
Basement: -
Exterior: Wood Frame, Wood Siding
Foundation: -
Features: No Animal Home, No Smoking Home, Open Floorplan, Storage

Inclusions: None

This well kept 1 bed, 1 bath condo is located on the Top Floor in the highly sought after community of Sunalta. This home offers an open floor plan with high ceilings and hardwood flooring running through-out. The spacious kitchen comes with ample cupboard/counter space and overlooks the large living room plus a separate dining area that grants access to a North facing balcony with gorgeous DT City views. Completing this spacious condo is a 4pc bath plus an additional storage locker beside the unit entrance. Location cannot be beat, with schools, parks, City transit/LRT station plus all the shops/restaurants along 17ave and the DT core within walking distance.