



**GRASSROOTS**  
REALTY GROUP

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402, 1612 14 Avenue SW  
Calgary, Alberta

MLS # A2277170



**\$164,900**

<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>	1961 (65 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	On Street, Stall, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.