



107, 1626 14 Avenue SW
Calgary, Alberta

MLS # A2290971



\$219,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: NA

Bright and spacious south-facing corner unit located on a quiet, tree-lined street in the heart of Sunalta. This updated two-bedroom condo features quartz countertops, high-gloss cabinetry, new appliances, matte black fixtures and a stylish honeycomb backsplash in the kitchen. Luxury vinyl plank flooring (updated in 2023) runs through the living room, kitchen, and hallway, adding a modern touch. The primary bedroom offers ample closet space, while the second bedroom is ideal for a home office, guest room, or gym. Enjoy the convenience of in-suite laundry, plus additional building laundry on the same floor. Situated in a quiet concrete building with a private parking stall and in-suite storage. Just steps from the Calgary Tennis Club, C-Train station, parks, boutique shops, and some of the best breweries and dining the city has to offer. Exceptional value in one of Calgary's most walkable inner-city neighbourhoods!