



**702, 1022 16 Avenue NW  
Calgary, Alberta**

**MLS # A2291297**



**\$190,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	677 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Leased, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 540

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** C-COR1 f5.0h38

**Foundation:** -

**Utilities:** -

**Features:** Elevator, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Vinyl Windows

**Inclusions:** N/A

WHY RENT WHEN YOU CAN OWN? Rare 7th floor END-UNIT in "The Neville" offered at an UNBEATABLE PRICE for a quick sale! Perfect for FIRST-TIME BUYERS, STUDENTS, or INVESTORS looking for a smart, affordable alternative to the rental market. This well-maintained home has been lovingly cared for by the ORIGINAL OWNER since 2007. THE ULTIMATE ALL-INCLUSIVE LIFESTYLE: This is one of the few buildings in Calgary where your LOW CONDO FEE covers everything &mdash;ELECTRICITY, HEAT, WATER, AND MORE! Stop worrying about monthly utility fluctuations. The building management does a great job in maintaining this upbeat 40 units complex. QUIET & CONVENIENT: Enjoy the peace of a NORTH-FACING BALCONY situated away from the noise of 16th Avenue. PRIME LOCATION directly across from SAIT, steps to the LRT, North Hill Mall, Parks and shops. Stretch your dollars further: Given the list price, your mortgage could be significantly lower than local rent. Don&rsquo;t miss this rare opportunity for high-rise living with fixed monthly costs. BOOK YOUR PRIVATE VIEWING TODAY!