



**0, 1601 15 Street SW
Calgary, Alberta**

MLS # A2148325



\$199,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	503 sq.ft.	Age:	1982 (42 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Carport, Covered, Paved, Shared Driveway		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Cable, Heating Not Paid For, Electricity Connected, G
Features:	Bookcases, No Smoking Home		

Inclusions: None

Attn Investors or 1st time home buyer. This inner city cozy cashflow goldmine boasts one bedroom with in-suite laundry and unheated secure storage. There's a sought after wood-burning fireplace for evenings with a good book by the fire with a glass of wine. Enjoy the summer outdoors in your own fenced yard and park your car in your own carport. Unit is rented until Aug 31. Buy now and become a landlord until you move in. This is a fantastic opportunity to own in a beautiful inner city upscale neighborhood. You have your own ground level, separate entrance to your unit. The condo complex has a welcoming atmosphere and is well maintained. The condo fees are reasonable and include heat, garbage, and water. Sunalta is the best situated inner city neighborhood for a short walk to 17th Ave.'s trendy bars, restaurants, transit, and entertainment. Quick access to Sunalta C-Train station, 14 St., and Crowchild Trail. Enjoy daily strolls down the many mature tree lined streets that make you forget that you are in the city. Long term, reliable tenant would love to stay, lease ends Aug.31, 2024. Room for rent increase to be implemented under new lease. Act now to book your viewing. 24 Hour notice required to view. The unit next door, 1603 is also for sale. Live here and rent out next door. No short term rentals less than 30 days allowed in complex.