



0, 1603 16 Avenue SW
Calgary, Alberta

MLS # A2148630



\$219,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	574 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:	\$ 538
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Garbage Collection, Sewer
Features:	Bookcases, Closet Organizers, No Smoking Home		

Inclusions: None

Attn Investors or 1st time home buyer. This inner city cozy cash flow goldmine boasts one bedroom with in-suite laundry and sought after wood-burning fireplace for evenings by the fire with a glass of wine. Enjoy the summer outdoors in your own fenced yard and park your car under cover in your own carport. This unit is rented until Nov 30, 2024. 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. Condo fees are reasonable and include heat, garbage, and water. Sunalta is the best situated inner city neighborhood for a short walk to 17th Avenue'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. Reliable, long term, tenants would like to stay; lease ends November 30, 2024. There is room for rent increase that could be implemented under a new lease. Act now to book your viewing. 24 Hour notice required to view. No short-term rentals less than 30 days allowed in the complex.