

101, 1512 16 Avenue SW  
Calgary, Alberta

MLS # A2149326



**\$183,800**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	412 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Electric Range, Refrigerator, Window Coverings, Microwave Hood Fan

Welcome to a newly renovated studio unit with lots of storage space, located in a quiet and well managed building. What's new? This ground floor unit has been completely re-painted and ceiling re-textured, giving it a bright, airy feel. The living area has new carpet and there is luxury vinyl plank flooring throughout the rest of the unit. The renovated kitchen has new full height cabinets (with soft-close mechanisms), bottom freezer fridge and over-the-range microwave. In the bathroom, you'll find new a new vanity, mirror, lighting and faucet. Other renovations include windows and stove that were replaced in the last 6 years. The kitchen is separate from the living area, there is also a large storage room and entry closet. From the living area, you can enter a large, covered and fenced (2 of 3 sides) patio space. There is one assigned parking space, with electrical outlet. Sunalta offers practicality and convenience as you're just steps away from the eclectic cafes, trendy boutiques, and local eateries of 17th Avenue. You'll have easy access to downtown with transit that is just around the corner. This Condo is very well managed with many long-term residents. The building interior was re-painted earlier this year, and the low traffic laundry room (smart card system) is conveniently located across the hall. The building also has a secure entry system and a secure garbage enclosure. Previously rented at \$1350. Cost of ownership is kept down with a low condo fee, making it an excellent place to add to your portfolio or to start off in ownership. Pets require approval, Sorry no dogs.