

202, 1625 14 Avenue SW
Calgary, Alberta

MLS # A2183966



\$284,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,146 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Attached Carport, Carport, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 843

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-C2

Foundation: -

Utilities: -

Features: Double Vanity, Elevator, Open Floorplan, Soaking Tub, Storage

Inclusions: Propane BBQ on Balcony (as is condition)

Discover the perfect combination of space, style, and location with this SPACIOUS 1146 sqft condo in the vibrant community of Sunalta! Featuring 2 GENEROUSLY SIZED bedrooms, including one with direct access to the large balcony, this home offers comfortable living with a touch of charm. One of the highlights of the unit is the RENOVATED 6-PIECE BATHROOM, complete with a dual vanity, soaker tub, and tiled shower. This LARGE bathroom is conveniently accessible directly from the second bedroom and has two additional entry points, it's a rare combination of thoughtful design and practicality. The OPEN-CONCEPT living and dining areas are ideal for relaxing or entertaining, featuring a cozy FIREPLACE. This unit is also complemented by a kitchen featuring stainless steel appliances and updated countertops. You'll appreciate the IN-SUITE Laundry and storage room, ensuring everyday convenience. This unit comes with a COVERED CARPORT PARKING STALL and is located on a peaceful, tree-lined street. The location really sets this condo apart as within walking distance is the Sunalta LRT STATION, Calgary Tennis Club, shops and parks. Downtown, the Beltline, and 17th Avenue are all just minutes away. Whether you're a first-time buyer, downsizing, or looking for a fantastic investment, this condo in Sunalta checks all the boxes. Schedule your showing today and make this exceptional property yours!