

308, 1605 16 Avenue SW  
Calgary, Alberta

MLS # A2196487



**\$189,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	487 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Outside, Parking Lot, Plug-In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s)

**Water:** -

**Floors:** Ceramic Tile, Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 492

**Basement:** -

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), High Ceilings

**Inclusions:** N/A

This charming one-bedroom, top-floor condo in Sunalta offers 487 sq. ft. of bright and airy living space, featuring vaulted ceilings, a cozy wood-burning fireplace, and a private west-facing deck perfect for enjoying evening sunsets. A small loft area accessible by ladder provides extra storage or a compact workspace. The unit has undergone partial renovations, offering a fantastic opportunity for a buyer to complete it to their taste. Please note: The kitchen and bathroom vanity are not currently installed, allowing for a fresh start to customize these spaces to your preference. Located in a well-maintained building with recent exterior upgrades, including stucco repairs, and fresh hallway renovations, this condo is nestled in a quiet, tree-lined neighbourhood while still being just steps from 17th Avenue's vibrant shops, restaurants, and nightlife. Sunalta also offers nearby parks, tennis courts, and easy access to transit, making it a highly desirable inner-city location. Whether you're an investor looking for a great rental property or a buyer ready to put your personal touch on a stylish inner-city home, this condo is full of potential. Book a viewing today!