

308, 1605 16 Avenue SW
Calgary, Alberta

MLS # A2196487



\$189,000

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

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!