

204, 1626 14 Avenue SW  
Calgary, Alberta

MLS # A2199862



**\$224,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	505 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Kitchen Cabinet

Welcome to HARDWOOD GREEN, a charming CONCRETE BUILDING perfectly positioned on one of SUNALTA'S PICTURESQUE, TREE-LINED STREETS. This SOUTH-FACING 1-BEDROOM unit offers just over 500 SQUARE FEET of thoughtfully designed living space, filled with NATURAL LIGHT from large windows that frame VIEWS OF MATURE TREES &mdash; allowing you to immerse yourself in the community right from home. The OPEN-CONCEPT LAYOUT features GRANITE COUNTERTOPS in the kitchen, a FUNCTIONAL DINING/LIVING AREA, and a TILED SHOWER in the UPDATED bathroom. You'll also enjoy: IN-SUITE LAUNDRY and assigned PARKING STALL WITH PLUG-IN. The building is MOSTLY OWNER OCCUPIED many of which LOVE THE BUILDING and have been living here for 10+ years. YOUR NEW HOME is nestled in the heart of SUNALTA, a MATURE, ESTABLISHED COMMUNITY that blends HISTORIC CHARM with exciting REVITALIZATION. This PRIME LOCATION offers the best of INNER-CITY LIVING, while being JUST FAR ENOUGH REMOVED from the downtown core to enjoy a more relaxed neighborhood feel. From your balcony, enjoy a FRONT-ROW VIEW OF THE CALGARY TENNIS CLUB, with even more amenities just steps away &mdash; including NEW BREWERIES, EXPANSIVE GREEN SPACES, the SCARBORO OFF-LEASH PARK, ROYAL SUNALTA PARK + PLAYGROUND, CROSSFIT SUNALTA, and the SUNALTA LRT STATION. Golf lovers can tee up at SPORTECH GOLF SIMULATOR all year round, and families or students will appreciate having SEVERAL SCHOOLS NEARBY. This is truly a COMMUTER'S DREAM, with an impressive WALK SCORE OF 95 and BIKE SCORE OF 85, putting everything you need within easy reach. VACANT and easy to show,

come CHECK IT OUT!