

**205, 1605 16 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219068**



**\$199,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 570 sq.ft.                         | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 554 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame     | <b>Zoning:</b>    | MC-2   |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home        |                   |        |

**Inclusions:** N/A

Welcome to this cozy 1-bedroom, 1-bathroom condo, perfectly set up for comfort, convenience, and value. Whether you're a first-time buyer ready to take the leap into ownership or an investor seeking a low-maintenance, easy to rent property, this checks all the boxes. Step inside and enjoy the inviting warmth of the wood-burning fireplace, the perfect centerpiece for cozy nights in. Stay comfortable all summer long with central A/C, and enjoy a thoughtfully laid out floor plan that maximizes both space and functionality. Located in Sunalta, the unbeatable access to shopping, dining, transit, and entertainment—makes it an easy choice for tenants and owners alike. Don't miss your chance to own this charming condo in perfect location, at an amazing price!