

**403, 1626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219087**



**\$275,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Paved, Plug-In, See Remarks, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 619
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY, MAY 17 from 2:00-5:00PM \*\*\* Welcome to Hardwood Green, a well-managed 18+ adult complex located in the vibrant inner-city community of Sunalta. This beautifully renovated top-floor condominium offers 811 square feet of bright, stylish living space, in a solid concrete building, and features 2 large bedrooms, 1 full bathroom, a spacious north-facing balcony, in suite-laundry, in-suite storage room, and an assigned parking stall (#27, with plug-in). This condominium has been beautifully updated in recent years and boasts a modern white kitchen with newer stainless steel appliances, real hardwood flooring, and fresh paint throughout. The building has undergone extensive upgrades, including a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, a central boiler system, and the modernization of common areas and hallways. Convenience abounds with additional shared laundry room in the basement, and condo fees here include heat/fresh water/waste water utilities. All of this is just steps away from Calgary's best amenities, with shops, transit, parks, and downtown all within easy reach. This is inner-city living at its best! Don't miss out, call today!