

# \$254,999 - 201, 1626 14 Avenue Sw, Calgary

MLS® #A2227412

## \$254,999

2 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

This sunny, freshly renovated end-unit in Hardwood Green is located on a quiet, tree-lined street. It faces south and features a newly painted, bright, open floor plan, offering beautiful parquet wood flooring, an updated kitchen with granite countertops, a spacious dining and living area, sliding patio doors to your balcony, an upgraded 4-piece bath, in-suite laundry, and storage, along with an assigned parking space out back. This concrete, 18+ adult building is well-managed and boasts a healthy reserve fund, along with low condo fees. Recent upgrades to the building include a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, and a central boiler system. Located in the quiet and desirable part of Sunalta, this unit is a 5-minute walk to the LRT station and 17th Avenue with tennis courts and a park around the corner. Perfect for an investor or first-time buyer.

Built in 1968

## Essential Information

MLS® #	A2227412
Price	\$254,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00



Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 1626 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	41
Zoning	M-C2

### Listing Details

Listing Office	Bode Platform Inc.
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