

# \$259,900 - 403, 1626 14 Avenue Sw, Calgary

MLS® #A2219087

**\$259,900**

2 Bedroom, 1.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

\*\*\*OPEN HOUSES: THURSDAY, JULY 3 from 5:00-7:00PM, and SATURDAY, JULY 5 from 12:00-3:00PM\*\*\* 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!

Built in 1968

## Essential Information



MLS® #	A2219087
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	811
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	403, 1626 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W5

### Amenities

Amenities	Parking, Snow Removal, Trash, Coin Laundry, Laundry
Parking Spaces	1
Parking	Assigned, Stall, Outside, Paved, Plug-In, See Remarks

### Interior

Interior Features	Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	53
Zoning	M-C2

### **Listing Details**

Listing Office	MaxWell Capital Realty
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