

# \$220,000 - 406, 1626 14 Avenue Sw, Calgary

MLS® #A2209127

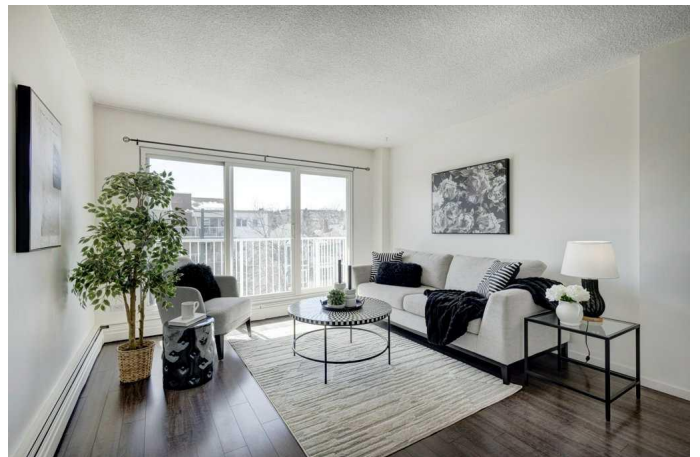
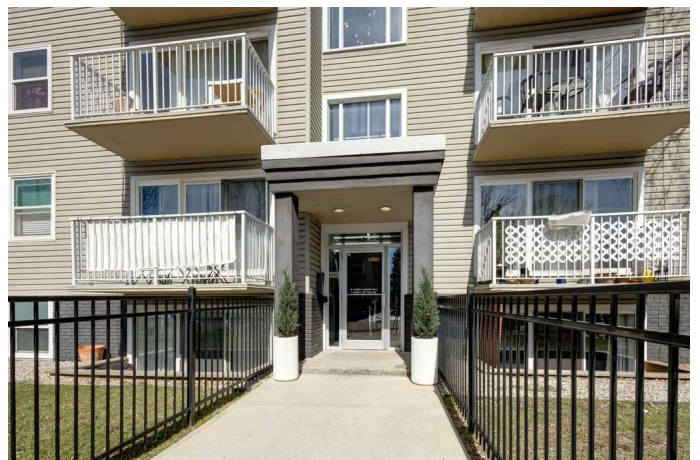
**\$220,000**

1 Bedroom, 1.00 Bathroom, 503 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to Hardwood Green â€” a serene retreat nestled on a quiet, tree-lined street in the heart of vibrant Sunalta. This bright and sunny TOP FLOOR, SOUTH-FACING UNIT in a solid CONCRETE building offers the perfect blend of comfort, style, and location. Step into a bright and spacious layout, featuring hard surface laminate flooring, and a lovely updated kitchen complete with crisp white cabinetry, expansive GRANITE countertops, tile backsplash, and white clean appliances. The spacious living and dining area is bathed in natural light, flowing effortlessly to your private south-facing balcony that overlooks the beautiful tree-lined street. The balcony is large enough for a bistro table, providing the ideal spot for morning coffee or relaxing evenings. The bedroom is also spacious, offering plenty of room for a large bed and other furniture pieces, if desired. The sleek DUO-SINKS and granite counters elevate this stylish 5 piece bath. This unit also features IN-SUITE LAUNDRY, in-unit storage, and an assigned surface parking stall with plug-in. This building is exceptionally well-managed with low condo fees and a strong reserve fund. Recent upgrades include a secure fob entry system, vinyl windows and siding, new roof, balconies, railings, and a central boiler system. Enjoy the peace and charm of this desirable pocket of Sunalta â€” just a 5-minute walk to the Sunalta LRT Station and 17th Avenueâ€™s lively shops, cafes, and restaurants. You're also within blocks from the



Sunalta Community Association, tennis courts, parks, community garden, and extensive bike and walking paths.

Perfect for first-time buyers or savvy investors seeking unbeatable value in a prime location.

Built in 1968

### Essential Information

MLS® #	A2209127
Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	406, 1626 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0W5

### Amenities

Amenities	Parking, Trash, Coin Laundry
Parking Spaces	1
Parking	Plug-In, Stall

### Interior

Interior Features	Double Vanity
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

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

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	2
Zoning	M-C2

### **Listing Details**

Listing Office	CIR Realty
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