

**205, 1626 14 Avenue SW
Calgary, Alberta**

MLS # A2265197



\$209,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Flat, Rubber	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters		
Inclusions:	N/A		

Stylish, 1-bedroom in a quiet, concrete building in the heart of Sunalta — renovated, walkable, and move-in ready. This thoughtfully redesigned condo blends industrial style with smart function. The updated kitchen features a sleek herringbone tile backsplash, wood countertops, and stainless steel appliances. Cook while you entertain guests in the open living room and dining space, and enjoy meals or morning coffee al fresco on the private balcony. The spacious bedroom has plush carpet and a large walk-in closet with a trendy barn door. The 4-piece bathroom renovation includes a glass shower screen, upgraded fixtures, a modern sink ensemble, and tiled floors. There is no shortage of storage in this unit - ample cabinets, pantry space, and two large closets. Other notable features are the luxury vinyl chevron floors, modern light fixtures, freshly painted walls, assigned parking stall and communal laundry room. Set within one of Calgary's most walkable, urban-yet-residential pockets, this neighbourhood combines historic charm and exciting revitalization. This home sits just outside the downtown core and steps from 17th Ave with easy access to restaurants, bars, breweries, and everyday amenities. It's a 7-minute walk to the Sunalta C-Train station, across the street from the Calgary Tennis Club – perfectly positioned for those that want to enjoy the lively inner-city scene without being right in it. This apartment is an exceptional option for first-time buyers, investors, or down-sizers seeking a low-maintenance home with nothing left to do but move in.