

\$249,900 - 403, 1626 14 Avenue Sw, Calgary

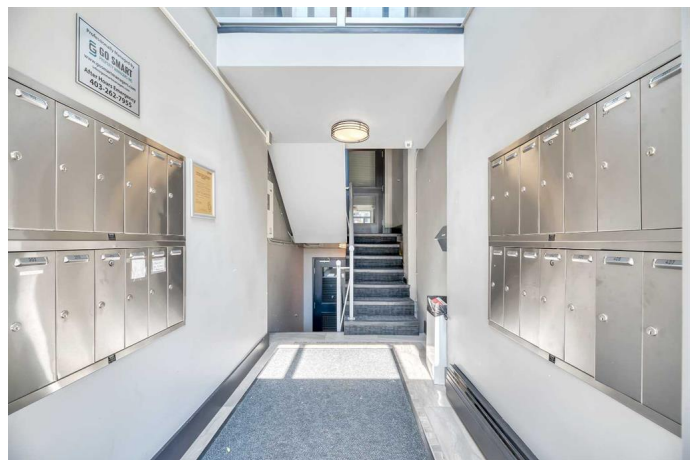
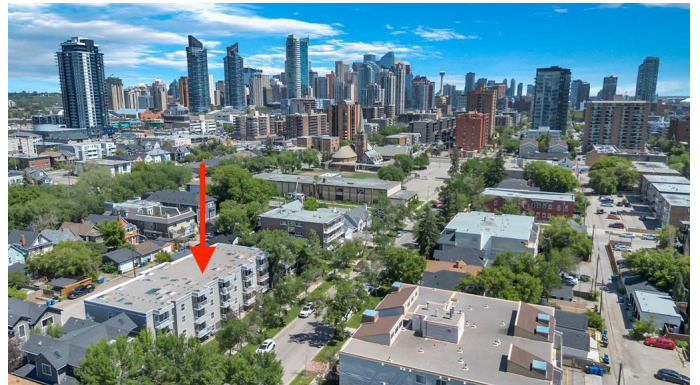
MLS® #A2240326

\$249,900

2 Bedroom, 1.00 Bathroom, 811 sqft
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

OPEN HOUSE SUNDAY, JULY 20 from 2:00-5:00PM Attention Investors & Savvy Property Buyers - don't miss out on this RARE OPPORTUNITY! Welcome to unit #403, a TOP FLOOR CONDOMINIUM in the complex of "Hardwood Green"! This CONCRETE CONSTRUCTION 18+ adult building is located in the vibrant, highly walkable, inner-city community of Sunalta! This beautifully RENOVATED top-floor condominium boasts 811 SQUARE FEET of bright, stylish living space, in a QUIET concrete constructed building, and features 2 LARGE BEDROOMS, 1 FULL BATHROOM, a spacious COVERED BALCONY, IN-SUITE LAUNDRY and STORAGE ROOM, and an ASSIGNED PARKING STALL (#27, with plug-in). This condominium unit has been tastefully 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 also 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. Just steps away from Calgary's best amenities: endless inner-city shops/retail/restaurants, transit (Sunalta C-Train Station - just a 5 minute walk!), the Bow River, and various



parks and pathways, and the downtown core is also within easy reach. Don't miss out, call today!

Built in 1968

Essential Information

MLS® #	A2240326
Price	\$249,900
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	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Paved, Plug-In, See Remarks, Stall, Outside

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	July 16th, 2025
Days on Market	3
Zoning	M-C2

Listing Details

Listing Office	MaxWell Capital Realty
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