

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

MLS® #A2240326

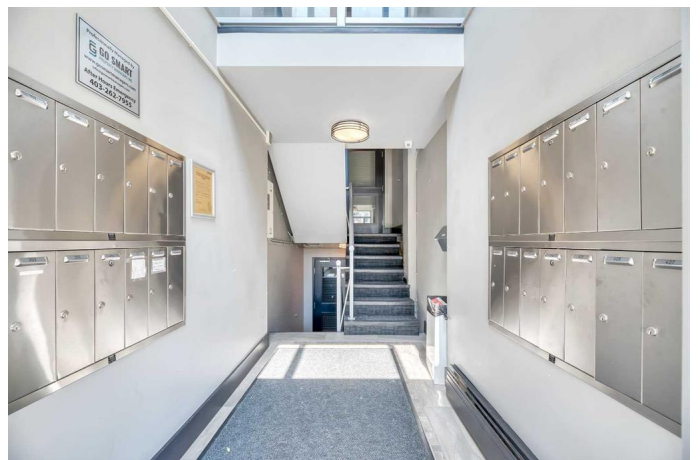
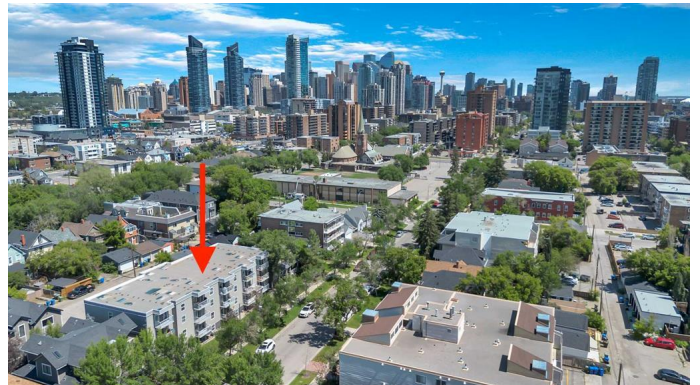
**\$249,900**

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. Donâ€™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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