\$169,000 - 308, 1605 16 Avenue Sw, Calgary

MLS® #A2196487

\$169,000

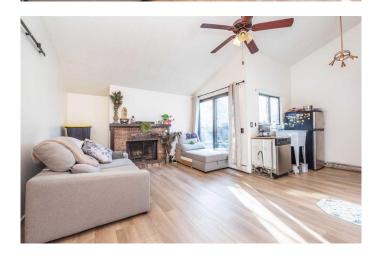
1 Bedroom, 1.00 Bathroom, 487 sqft Residential on 0.00 Acres

Sunalta, Calgary, Alberta

PRICED TO SELL- This charming one-bedroom, top-floor condo in Sunalta offers 487 sq. ft. of bright and airy living space, featuring vaulted ceilings, a cozy wood-burning fireplace, and a private west-facing deck perfect for enjoying evening sunsets. A small loft area accessible by ladder provides extra storage or a compact workspace. The unit has undergone partial renovations, offering a fantastic opportunity for a buyer to complete it to their taste. Please note: The kitchen and bathroom vanity are not currently installed, allowing for a fresh start to customize these spaces to your preference. Located in a well-maintained building with recent exterior upgrades, including stucco repairs, and fresh hallway renovations, this condo is nestled in a quiet, tree-lined neighbourhood while still being just steps from 17th Avenue's vibrant shops, restaurants, and nightlife. The sellers Enjoy a secured garden plot in Sunalta Community Association(Which they will be pleased to tranfer to new owners), just minutes from the property, with full sunlight for growing fruits, vegetables, and flowers. This includes an annual membership to the newly upgraded community center, offering family-friendly programs and a collective gardening space. Sunalta also offers nearby parks, tennis courts, and easy access to transit, making it a highly desirable inner-city location. Whether you're an investor looking for a great rental property or a buyer ready to put your personal touch on a stylish inner-city home,







this condo is full of potential. Book a viewing today!

Built in 1982

Essential Information

MLS® # A2196487 Price \$169,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 487
Acres 0.00
Year Built 1982

Type Residential
Sub-Type Apartment
Style Apartment
Status Active

Community Information

Address 308, 1605 16 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
Postal Code T3C 1A2

Amenities

Amenities Parking, Laundry

Parking Spaces 1

Parking Off Street, Outside, Plug-In, Parking Lot

Interior

Interior Features Ceiling Fan(s), High Ceilings

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer

Heating Baseboard, Fireplace(s)

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

of Stories 3

Exterior

Exterior Features Balcony

Construction Stucco, Wood Frame

Additional Information

Date Listed February 21st, 2025

Days on Market 40

Zoning M-C2

Listing Details

Listing Office RE/MAX Complete Realty

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