

# \$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 transfer 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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