

# \$264,999 - 201, 1626 14 Avenue Sw, Calgary

MLS® #A2227412

**\$264,999**

2 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

This sunny, freshly renovated end-unit in Hardwood Green is located on a quiet, tree-lined street. It faces south and features a newly painted, bright, open floor plan, offering beautiful parquet wood flooring, an updated kitchen with granite countertops, a spacious dining and living area, sliding patio doors to your balcony, an upgraded 4-piece bath, in-suite laundry, and storage, along with an assigned parking space out back. This concrete, 18+ adult building is well-managed and boasts a healthy reserve fund, along with low condo fees. Recent upgrades to the building include a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, and a central boiler system. Located in the quiet and desirable part of Sunalta, this unit is a 5-minute walk to the LRT station and 17th Avenue with tennis courts and a park around the corner. Perfect for an investor or first-time buyer.

Built in 1968

## Essential Information

MLS® #	A2227412
Price	\$264,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00



Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 1626 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	17
Zoning	M-C2

### Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.