

# \$234,900 - 403, 1626 14 Avenue Sw, Calgary

MLS® #A2240326

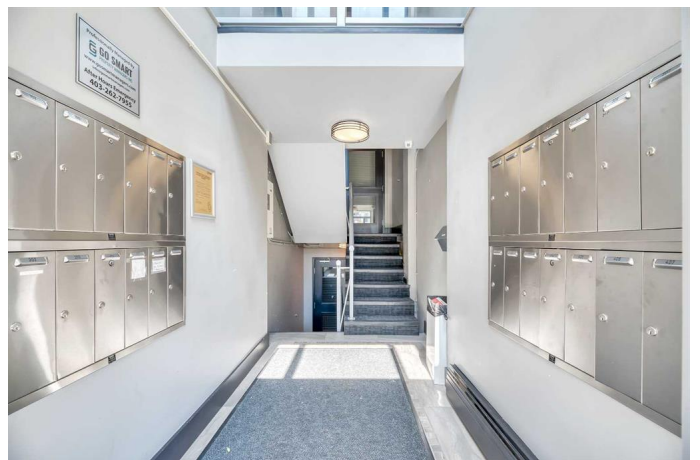
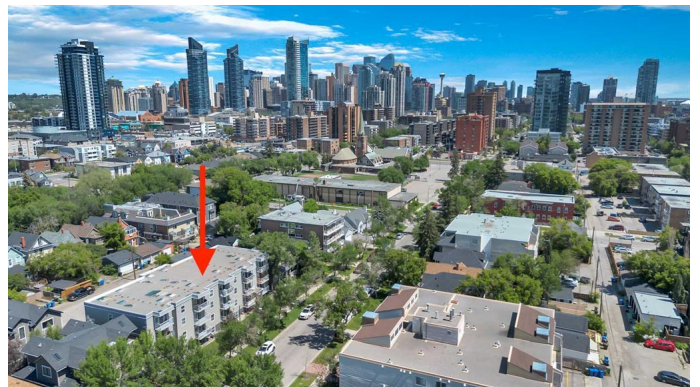
**\$234,900**

2 Bedroom, 1.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

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          | \$234,900         |
| 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      | Parking, Snow Removal, Trash, Laundry                 |
| Parking Spaces | 1                                                     |
| Parking        | Assigned, Outside, Paved, See Remarks, Stall, Plug-In |

### 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 | 22              |
| Zoning         | M-C2            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.