

\$515,000 - 201, 1625 15 Avenue Sw, Calgary

MLS® #A2111426

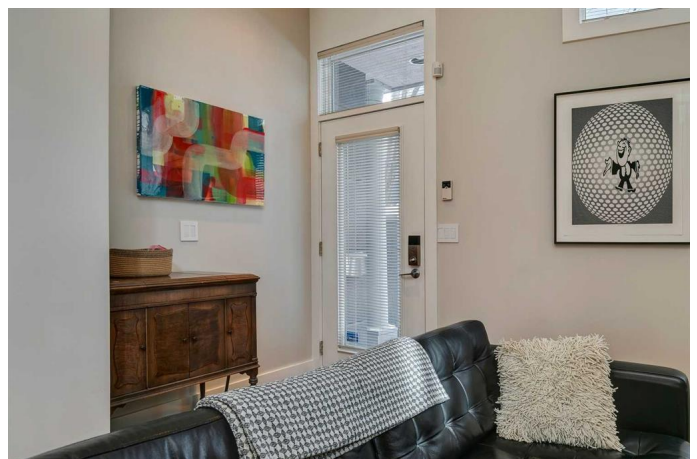
\$515,000

2 Bedroom, 2.00 Bathroom, 1,410 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Located in the quiet & sunny SE corner of this brilliant seven unit complex, this stunning 1410 ft² townhome resides in a prime location in Terra Court. The private entrance opens into a living area that will impress with a striking wall of windows, vaulted ceiling, & wood burning fireplace. The kitchen is spacious & bright with views over the private rear patio area; the property is ideal for entertaining both inside & out. Large dining area sits adjacent the kitchen: a great use of space, the plan is extremely functional. Bamboo hardwood through-out the main ties the space together. The kitchen is well equipped with concrete counters, ample storage, a new beverage fridge, Fisher Paykel refrigeration, & cool retro downdraft electric range. Step out into your very private rear patio area; an extension of the living space it is perfect for bbq & entertaining in the warmer months. Half bath completes the main. Upper level is home to two great sized bedrooms (one currently used as an office w/ large WI closet). Both beds enjoy vaulted ceilings with loads of architectural interest. Primary bed spacious with ample room for a king sized bed; enjoy the "romeo & juliet" balcony with beautiful views of the mature trees in the community, & dual closets. The main bath has a concrete vanity, deep jetted tub, & a Moen automated steam shower. Enjoy the convenience of the upper level laundry area. The lower level is where you will discover the oversized 22 x 18 ft attached single garage; it is heated & offers



additional space for workshop and/or room for bikes & gear. The large utility area offers further convenient storage options. Tucked in a quiet pocket of the community but just steps to the Sunalta tennis courts & moments from all of the shops & amenities of vibrant 17th Ave, this property is a must see for those that appreciate the best that inner city Calgary has to offer, call for more information!

Built in 1990

Essential Information

MLS® #	A2111426
Price	\$515,000
Sold Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	201, 1625 15 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0Y3

Amenities

Amenities	None
Parking Spaces	1

Parking	Alley Access, Enclosed, Garage Door Opener, Heated Garage, Insulated, Single Garage Attached, Workshop in Garage
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Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partially Finished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 7th, 2024
Days on Market	1
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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