

\$229,900 - 203, 1530 16 Avenue Sw, Calgary

MLS® #A2132912

\$229,900

2 Bedroom, 1.00 Bathroom, 734 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

WOW! Stylish and Affordable living in an Amazing Location! Welcome to the Genesis in the desirable community of Sunalta. With its mature landscaping and colourful façade, the building's exterior reflects the history and vibrancy of this special inner-city neighbourhood. Natural light floods the open-concept layout creating a welcoming first impression while the freshly painted walls, rich oak hardwood flooring, and neutral colour palette add to the home's warm and relaxing ambiance. The well-furnished kitchen is both chic and functional and features an abundance of cabinetry, black appliances, and island with additional storage space. The bright living room offers a spacious area for furniture and decorating design. The thoughtful floorplan perfectly situates the large primary bedroom down the hall and away from the open-concept kitchen and living room while the second bedroom is a bonus flex space making for an ideal guestroom, office, or workout space. Completing this fabulous unit is the over-sized bathroom with separate shower and deep soaker tub, vanity with extra linen storage, and convenient in-suite laundry. Whether visiting with friends in the spacious living room, enjoying fresh air on the balcony, or relaxing in a long bath, this property delivers a calm and comfortable space to call home. Other highlights include 1) secure fob and intercom building access, 2) assigned surface parking stall with plug-in, 3) shared bike and storage rooms, and 4) no neighbours on either



side of the unit. This marvelous home is strolling distance to the Sunalta Community Centre and gardens, the future Sunalta Hub Project, Calgary Tennis Club, LRT, Schools, and the many shoppes, bistros, bars, and gyms on trendy 17th Ave. Equally suited to young professionals, down-sizers, and investors, this amazing property is truly a gem at an affordable price!

Built in 1977

Essential Information

MLS® #	A2132912
Price	\$229,900
Sold Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	734
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	203, 1530 16 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0Z8

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	5
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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