

\$199,900 - 0, 1601 15 Street Sw, Calgary

MLS® #A2148325

\$199,900

1 Bedroom, 1.00 Bathroom, 503 sqft

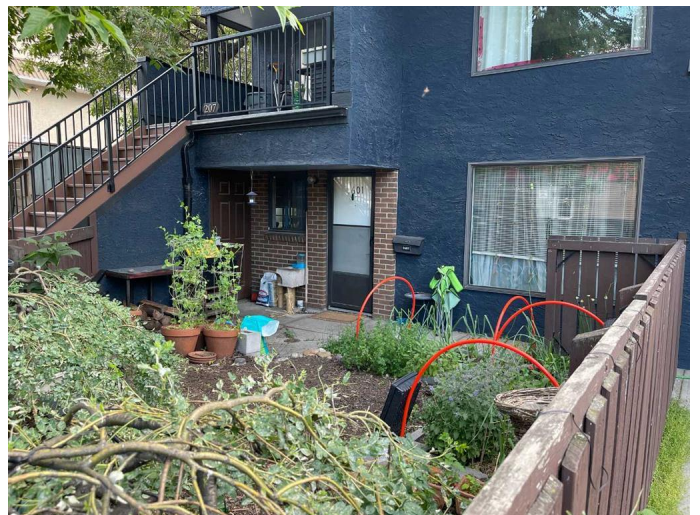
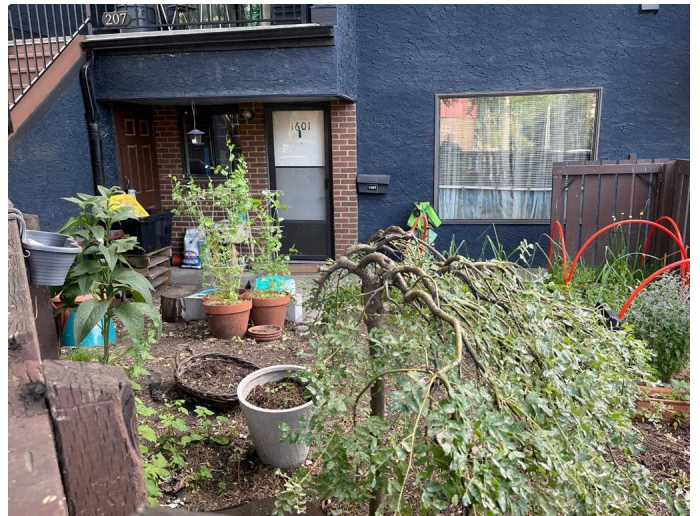
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Attn Investors or 1st time home buyer. This inner city cozy cashflow goldmine boasts one bedroom with in-suite laundry and unheated secure storage. There's a sought after wood-burning fireplace for evenings with a good book by the fire with a glass of wine. Enjoy the summer outdoors in your own fenced yard and park your car in your own carport. Unit is rented until Aug 31. Buy now and become a landlord until you move in. This is a fantastic opportunity to own in a beautiful inner city upscale neighborhood. You have your own ground level, separate entrance to your unit. The condo complex has a welcoming atmosphere and is well maintained.

The condo fees are reasonable and include heat, garbage, and water. Sunalta is the best situated inner city neighborhood for a short walk to 17th Ave.'s trendy bars, restaurants, transit, and entertainment. Quick access to Sunalta C-Train station, 14 St., and Crowchild Trail. Enjoy daily strolls down the many mature tree lined streets that make you forget that you are in the city. Long term, reliable tenant would love to stay, lease ends Aug.31, 2024. Room for rent increase to be implemented under new lease. Act now to book your viewing. 24 Hour notice required to view. The unit next door, 1603 is also for sale. Live here and rent out next door. No short term rentals less than 30 days allowed in complex.

Built in 1982



Essential Information

MLS® #	A2148325
Price	\$199,900
Sold Price	\$199,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	503
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	0, 1601 15 Street Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1G6

Amenities

Amenities	Parking, Snow Removal
Utilities	Cable Available, Heating Not Paid For, Electricity Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Carport, Covered, Paved, Shared Driveway

Interior

Interior Features	Bookcases, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning

of Stories 3

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	August 1st, 2024
Days on Market	17
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Homes for All Realty

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