

\$214,900 - 1603, 1603 16 Avenue Sw, Calgary

MLS® #A2148630

\$214,900

1 Bedroom, 1.00 Bathroom, 574 sqft

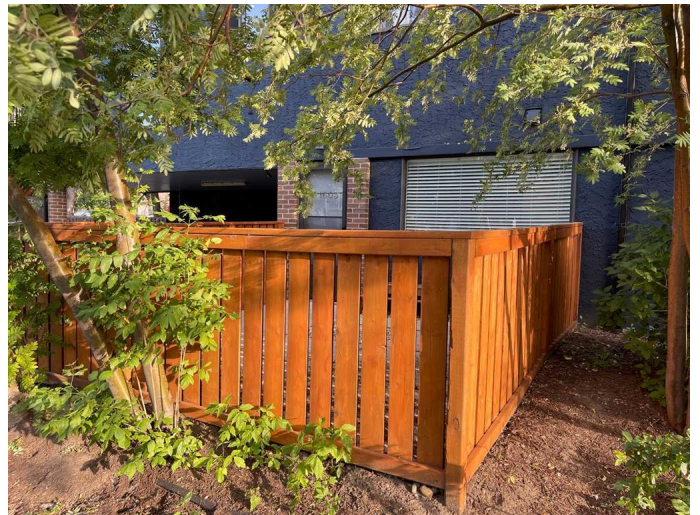
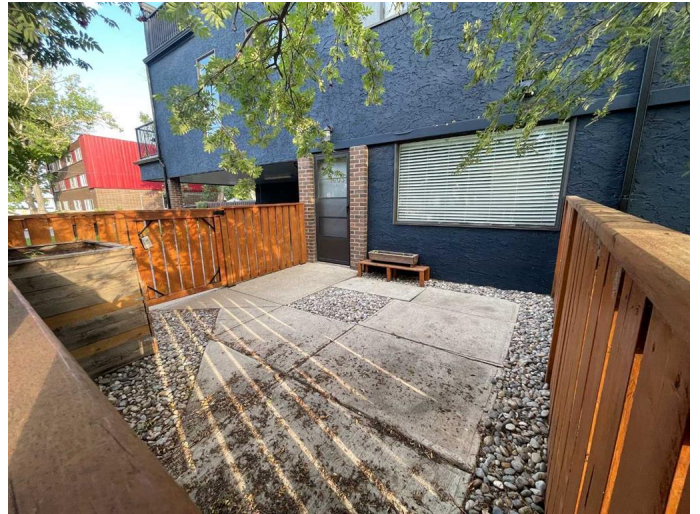
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Attn Investors or 1st time home buyer. This inner city cozy cash flow goldmine boasts one bedroom with in-suite laundry and sought after wood-burning fireplace for evenings by the fire with a glass of wine. Enjoy the summer outdoors in your own fenced yard and park your car under cover in your own carport. This unit is rented until Nov 30, 2024. 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. Condo fees are reasonable and include heat, garbage, and water. Sunalta is the best situated inner city neighborhood for a short walk to 17th Avenue'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. Reliable, long term, tenants would like to stay; lease ends November 30, 2024. There is room for rent increase that could be implemented under a new lease. Act now to book your viewing. 24 Hour notice required to view. No short-term rentals less than 30 days allowed in the complex.

Built in 1982

Essential Information



MLS® #	A2148630
Price	\$214,900
Sold Price	\$208,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1603, 1603 16 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1G6

Amenities

Amenities	Parking, Snow Removal
Utilities	Cable Available, Electricity Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Carport, Covered, Paved, Shared Driveway

Interior

Interior Features	Bookcases, Closet Organizers, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
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
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	October 4th, 2024
Days on Market	81
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Homes for All Realty
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