

\$300,000 - 403, 1512 16 Avenue Sw, Calgary

MLS® #A2149771

\$300,000

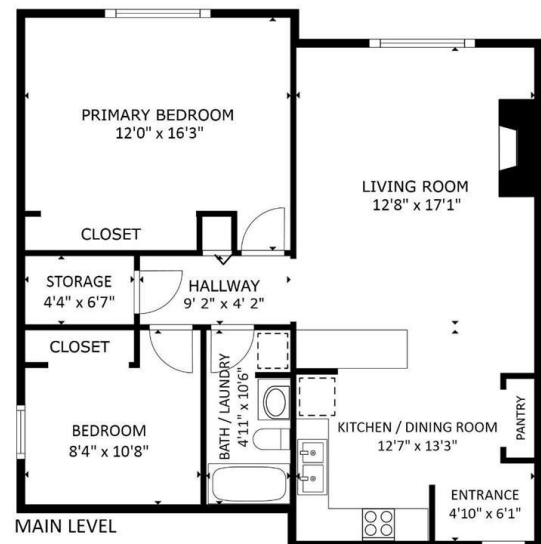
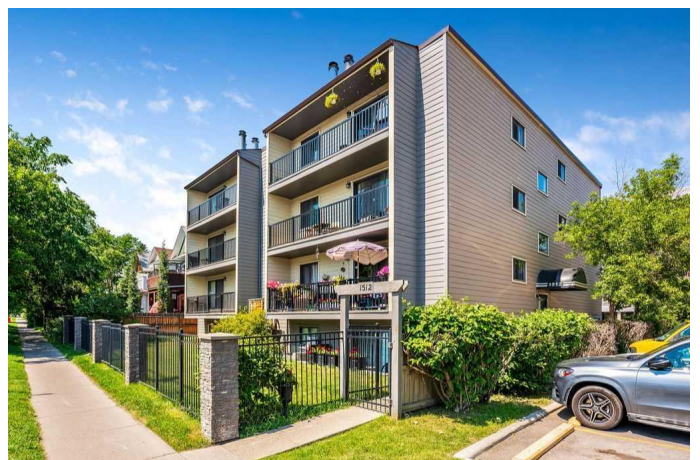
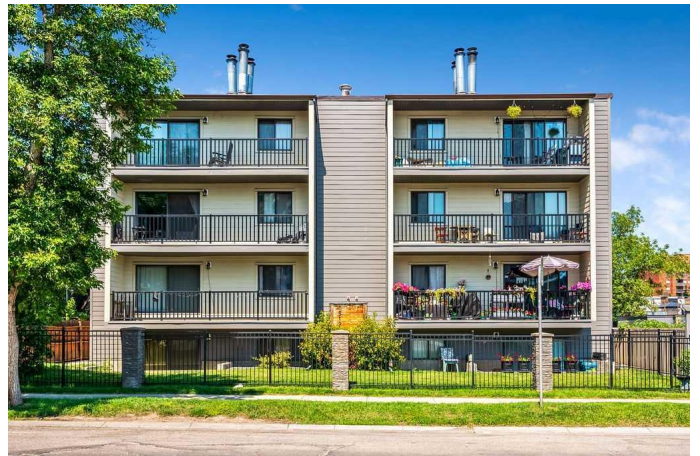
2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

TOP FLOOR | 2 BEDROOMS | IN-SUITE
LAUNDRY | WOOD BURNING FIREPLACE |
COVERED PARKING | COMPLETELY
RENOVATED | PRIVATE COVERED DECK

This beautifully spacious top-floor two-bedroom condo in the heart of Sunalta exudes both comfort and convenience. Its open floor plan maximizes space, creating an inviting and expansive atmosphere. Situated in a prime location, this condo offers unparalleled access to transit, bike paths, schools, parks, restaurants, entertainment, and shopping—everything you need is just a short commute away. Whether you prefer to walk, bike, ride, or drive, downtown is merely minutes from your doorstep. This condo boasts numerous upgrades, including low-maintenance vinyl plank flooring, an upgraded electrical panel, sleek granite countertops, and stainless steel appliances. The upgraded lighting fixtures add a touch of elegance throughout. The kitchen features ample pantry storage and island seating for three, perfect for casual dining or entertaining guests. Additionally, a stunning wall of built-in cabinets with lights enhances the living space, providing both functionality and a stylish focal point. A centrally located wood-burning fireplace brings warmth and a cozy ambiance to the living room, making it the perfect spot for relaxation. The master bedroom is impressively large, providing ample, organized closet space to meet all your storage needs. The second bedroom doesn't fall short



either, offering generous space and comfort. The updated four-piece bathroom is a haven of relaxation, featuring a luxurious soaker tub perfect for unwinding. Plus, the convenience of an in-suite washer and dryer adds to the modern, easy-living appeal! Storage is no concern here, thanks to an in-suite storage room complete with a mini deep freezer, keeping your living space uncluttered and organized. With assigned covered parking included, this condo truly covers all the bases for comfortable and convenient urban living. This pet-friendly building allows cats and other small pets, though dogs are not permitted. Note: Some photos contain virtually added furniture.

Built in 1978

Essential Information

MLS® #	A2149771
Price	\$300,000
Sold Price	\$297,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	403, 1512 16 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3C 0Z8
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Amenities

Amenities	None
Parking Spaces	1
Parking	Covered, Stall

Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Wood Frame

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 30th, 2024
Days on Market	13
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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