

\$220,000 - 103, 1626 14 Avenue Sw, Calgary

MLS® #A2246523

\$220,000

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to this beautifully maintained and thoughtfully upgraded one-bedroom condo nestled in a quiet, tree lined street in Sunalta. This spacious 600sqft unit boasts an open floor plan that maximizes natural light, creating a warm and inviting atmosphere perfect for comfortable living and entertaining. Enjoy a generous living space that easily accommodates all your furniture, complemented by ample storage options. The open concept kitchen allows you to prepare delicious meals while you entertain family and friends. The large patio door leads to a quiet outdoor space and your parking spot is right there adding to the convenience of the home. The bedroom is a decent size with storage solutions to fit anyone's needs. The apartment also features a convenient washer / dryer hookup, however, there are additional laundry facilities available within the building for added convenience. The property has been meticulously cared for and upgraded including vinyl plank floors and a fresh coat of paint. Pet lovers will appreciate that pets are permitted with board approval. The condo fees include heat, water, parking, reserve fund contributions, professional management and landscaping / snow removal, providing excellent value for an exceptional property. Located just steps from tennis courts, vibrant 17th Avenue with its eclectic shops, cafes, and entertainment options, and nearby parks and gardens. This condo offers an unbeatable lifestyle. Excellent transportation links (just



blocks to the LRT), make commuting a breeze, while numerous dining options and the dynamic downtown Calgary scene are within easy reach. Whether you are a first time home buyer just getting started or a savvy investor, this home offers the conveniences of downtown living without all the noise. Book your private showing today!

Built in 1968

Essential Information

MLS® #	A2246523
Price	\$220,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	600
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	103, 1626 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0W5

Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Alley Access, Assigned, Off Street, Plug-In, Stall

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	9
Zoning	M-C2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.