

**403, 1626 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219087**



**\$259,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sunalta   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 811 sq.ft.  | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Outside, Paved, Plug-In, See Remarks, Stall |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 619 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to Hardwood Green, a well-managed 18+ adult complex located in the vibrant inner-city community of Sunalta. This beautifully renovated top-floor condominium offers 811 square feet of bright, stylish living space, in a solid concrete building, and features 2 large bedrooms, 1 full bathroom, a spacious north-facing balcony, in suite-laundry, in-suite storage room, and an assigned parking stall (#27, with plug-in). This condominium has been beautifully updated in recent years and boasts a modern white kitchen with newer stainless steel appliances, real hardwood flooring, and fresh paint throughout. The building has undergone extensive upgrades, including a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, a central boiler system, and the modernization of common areas and hallways. Convenience abounds with additional shared laundry room in the basement, and condo fees here include heat/fresh water/waste water utilities. All of this is just steps away from Calgary's best amenities, with shops, transit, parks, and downtown all within easy reach. This is inner-city living at its best! Don't miss out, call today!