

# \$195,000 - 304, 1512 16 Avenue Sw, Calgary

MLS® #A2208188

**\$195,000**

1 Bedroom, 1.00 Bathroom, 675 sqft

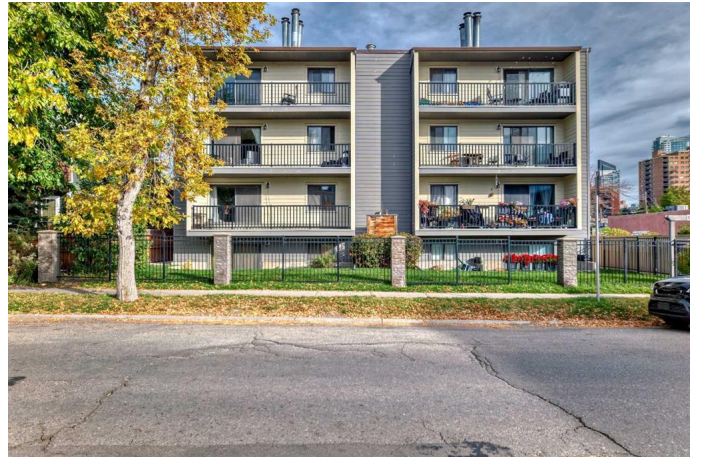
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to your new home in the vibrant community of Sunalta! This beautifully appointed one-bedroom condo offers a perfect blend of comfort and convenience. As you enter, you'll be greeted by a spacious kitchen that boasts ample storage, seamlessly flowing into the inviting dining area and living room. The living space features a cozy fireplace, creating a warm atmosphere for relaxation or entertaining guests. Step outside onto your private balcony, where you can enjoy your morning coffee or unwind in the evening. The generously sized bedroom provides a peaceful retreat, while the well-designed four-piece bathroom caters to all your needs. Additionally, a dedicated storage room enhances the functionality of this unit. For your convenience, this condo includes one assigned parking space equipped with an electrical outlet, ensuring your vehicle is always ready to go. Sunalta is known for its practicality and charm, placing you just steps away from restaurants, shopping and tons of amenities.. With easy access to downtown and transit options just around the corner, commuting is a breeze. This well-managed building also includes a laundry room for all residents. Don't miss the opportunity to make this lovely condo your new home in Sunalta!

Built in 1978

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2208188          |
| Price          | \$195,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 675               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 304, 1512 16 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0Z8                |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Coin Laundry |
| Parking Spaces | 1                     |
| Parking        | Assigned, Stall       |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Hot Water                    |
| Cooling           | None                         |
| # of Stories      | 4                            |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Wood Frame, Wood Siding |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 3rd, 2025 |
|-------------|-----------------|

Days on Market 1  
Zoning M-C2

### Listing Details

Listing Office 2% Realty



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