\$249,900 - 403, 1626 14 Avenue Sw, Calgary

MLS® #A2240326

\$249,900

2 Bedroom, 1.00 Bathroom, 811 sqft Residential on 0.00 Acres

Sunalta, Calgary, Alberta

*** OPEN HOUSE THURSDAY, JULY 24 from 4:00-7:00PM and FRIDAY, JULY 25 from 4:00-7:00PM! *** Attention Investors & Savvy Property Buyers - don't miss out on this RARE OPPORTUNITY! Welcome to unit #403, a TOP FLOOR CONDOMINIUM in the complex of "Hardwood Green"! This CONCRETE CONSTRUCTION 18+ adult building is located in the vibrant, highly walkable, inner-city community of Sunalta! This beautifully RENOVATED top-floor condominium boasts 811 SQUARE FEET of bright, stylish living space, in a QUIET concrete constructed building, and features 2 LARGE BEDROOMS, 1 FULL BATHROOM, a spacious COVERED BALCONY, IN-SUITE LAUNDRY and STORAGE ROOM, and an ASSIGNED PARKING STALL (#27, with plug-in). This condominium unit has been tastefully 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 also 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. Just steps away from Calgary's best amenities: endless inner-city shops/retail/restaurants, transit (Sunalta C-Train Station - just a 5







minute walk!), the Bow River, and various parks and pathways, and the downtown core is also within easy reach. Don't miss out, call today!

Built in 1968

Essential Information

MLS® # A2240326 Price \$249,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 811
Acres 0.00
Year Built 1968

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 403, 1626 14 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0W5

Amenities

Amenities Laundry, Parking, Snow Removal, Trash

Parking Spaces 1

Parking Assigned, See Remarks, Stall, Outside, Paved, Plug-In

Interior

Interior Features Closet Organizers, Open Floorplan, See Remarks, Separate Entrance,

Storage, Vinyl Windows

Appliances Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked

Heating Baseboard, Boiler

Cooling None

of Stories 4

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed July 16th, 2025

Days on Market 9

Zoning M-C2

Listing Details

Listing Office MaxWell Capital Realty

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