



## 1626 14 Avenue Calgary Alberta

\$268,000

This sunny, freshly renovated end-unit in Hardwood Green is located on a quiet, tree-lined street. It faces south and features a newly painted, bright, open floor plan, offering beautiful parquet wood flooring, an updated kitchen with granite countertops, a spacious dining and living area, sliding patio doors to your balcony, an upgraded 4-piece bath, in-suite laundry, and storage, along with an assigned parking space out back. This concrete, 18+ adult building is well-managed and boasts a healthy reserve fund, along with low condo fees. Recent upgrades to the building include a secure fob entry system, vinyl windows and siding, new balconies and railings, a new roof, and a central boiler system. Located in the quiet and desirable part of Sunalta, this unit is a 5-minute walk to the LRT station and 17th Avenue with tennis courts and a park around the corner. Perfect for an investor or first-time buyer. (id:6769)

Kitchen 11.00 Ft x 7.83 Ft

Dining room 11.00 Ft x 7.83 Ft

Living room 17.50 Ft x 11.50 Ft

Other 9.00 Ft x 4.00 Ft

Primary Bedroom 12.00 Ft x 11.17 Ft

Bedroom 11.00 Ft x 9.50 Ft

4pc Bathroom 5.00 Ft x 7.75 Ft

Listing Presented By:



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