



## 1605 16 Avenue Calgary Alberta

\$194,000

Attention Investors & First-Time Home Buyers! Welcome to this charming ground-floor unit located in the vibrant community of Sunalta, just steps from 17th Avenue. Enjoy the convenience of downtown living with shops, restaurants, and transit right at your doorstep. This 1-bedroom home offers a spacious living area with a cozy wood-burning fireplace, a well-appointed kitchen, a 3-piece bathroom, and a large private deck--perfect for relaxing or entertaining. Whether you're looking to invest or get into the market with your first home, this unit checks all the boxes. Don't miss this opportunity--book your private showing today! (id:6769)

Kitchen 11.33 Ft x 8.25 Ft

Living room 14.67 Ft x 12.00 Ft

Dining room 7.00 Ft x 3.00 Ft

Bedroom 5.00 Ft x 8.50 Ft

3pc Bathroom 5.00 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty

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