



## 1632 14 Avenue Calgary Alberta

\$500,000

END UNIT WITH AIR CONDITIONING! Welcome to this great townhouse in the heart of Sunalta, one of Calgary's most walkable areas! Located on a quiet street, this home has 2 bedrooms, 2.5 bathrooms and an attached garage! Hardwood and tile throughout the main level, large living/dining room with 2 sided gas fireplace, Juliet balcony and a great kitchen with gas stove, granite counters and lots of cupboard space. The upper level is complete with 2 good sized bedrooms, including the primary with private balcony, double closets and 4 piece ensuite. There is a second full bath and laundry on this level as well. Lower level entryway provides access to shared garage, unit parking is second from the left inside garage. New hot water tank (2017) and new garage door (2019). Just steps away from the Calgary Tennis Club and walking distance to shopping, schools, parks, and the LRT! (id:6769)

Foyer 10.25 Ft x 5.75 Ft

Kitchen 13.92 Ft x 8.50 Ft

Living room/Dining room 21.08 Ft x 13.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 3.00 Ft x 2.92 Ft

Other 9.67 Ft x 2.92 Ft

Primary Bedroom 13.92 Ft x 11.92 Ft

Bedroom 11.67 Ft x 9.17 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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