

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

MLS® #A2240326

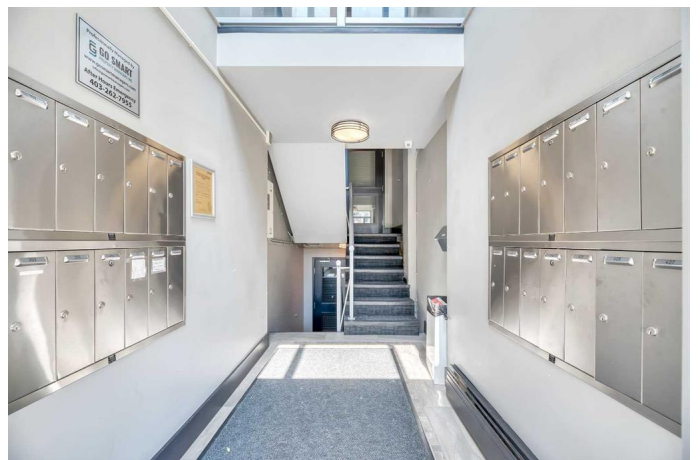
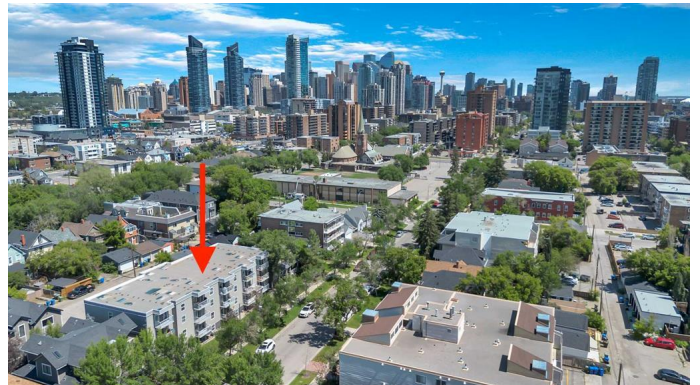
**\$249,900**

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. Donâ€™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, Paved, Plug-In, Stall, Outside, See Remarks |

**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 | 8               |
| Zoning         | M-C2            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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