

Welcome Home to

304-1626 14 Ave SW



Chris Zaharko
Associate

ROYAL LEPAGE
BENCHMARK
INDEPENDENTLY OWNED AND OPERATED, BROKER

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Top 1% Nationally



Welcome to Hardwood Greens! Nestled in the heart of Sunalta, this quiet, well-maintained 18+ concrete building offers a perfect blend of comfort and convenience. Whether you're a first-time homebuyer or an investor, this recently renovated one-bedroom, one-bathroom unit is an ideal opportunity. The bright and open living space boasts sleek new vinyl flooring and elegant quartz countertops throughout. The updated kitchen seamlessly flows into the spacious living area, which opens to a south-facing balcony—perfect for soaking up the sun. Enjoy the added convenience of in-suite laundry and storage, plus an assigned surface parking stall with plug-in. Located just a short walk to the Sunalta LRT station, you'll have quick access to all the vibrant amenities of 17th Avenue SW. Explore nearby green spaces, including the Calgary Tennis Club and riverside walking paths. Plus, you're only minutes from downtown and centrally located to top educational institutions such as the University of Calgary, SAIT, Alberta University of the Arts, and Mount Royal University. This property offers the perfect combination of modern upgrades, prime location, and a relaxed lifestyle. Don't miss your chance to own in one of Calgary's most sought-after neighborhoods!





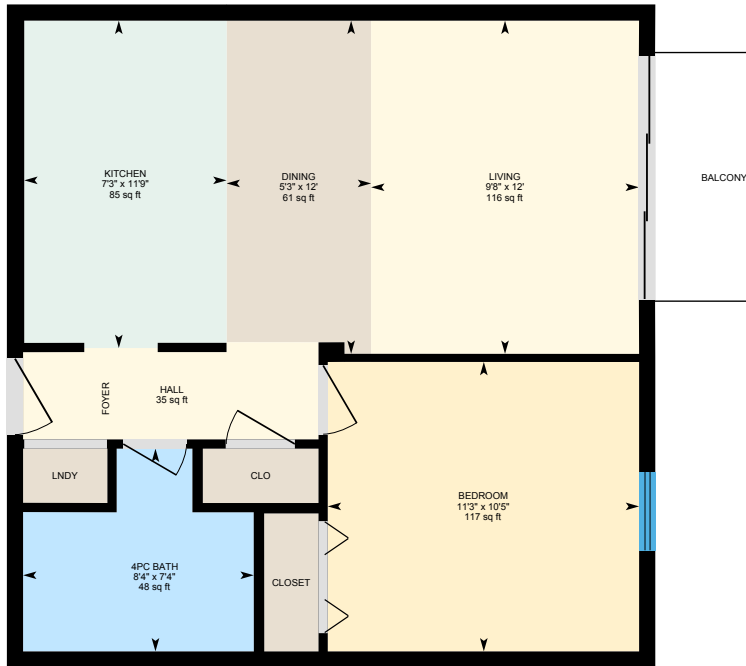
MLS: A2178704
 Year Built: 1968
 Style: Low Rise Apartment
 Total SqFt: 503.67
 Taxes (2024): \$1,044.00
 Community: Lower Mount Royal
 Condo Fee: \$395.27/Monthly

4pc Bath: 8'4"x7'4" M
 Dining: 12'0" x 5'3" M
 Kitchen: 11'9" x 7'3" M
 Living Room: 12'0" x 9'8" M
 Primary: 11'9" x 7'3" M

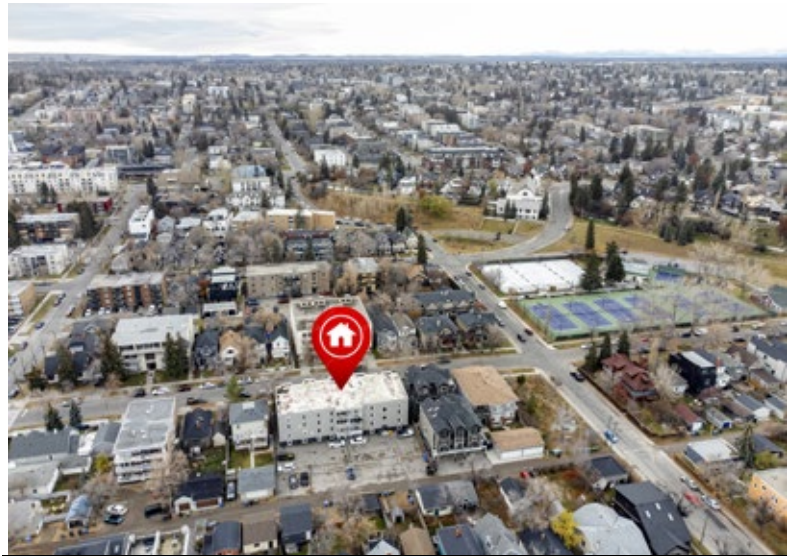
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Main Floor Interior Area 503.67 sq ft



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