

# \$239,900 - 101, 1530 16 Avenue Sw, Calgary

MLS® #A2246211

**\$239,900**

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Urban living at its best. Affordable 2 bedroom 2 bath ground floor unit with it's very own large patio is a must see in Sunalta! Conveniently located within walking distance to 17 Ave restaurants, coffee shops, pubs, downtown, tennis courts and Sunalta LRT station. Many upgrades including beautiful dark hardwood flooring, California closets, large in suite storage room & laundry, soaker tub, ceramic tile and more. Convenient lock up garage enclosed parking space directly across from the suite entrance allowing for easy vehicle loading/unloading. Enjoy the easy access to the inner city lifestyle or relax on the large sunny south patio with private yard and entrance that is perfect for pets. This unit has pride of ownership and is ready for it's new owners.

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246211    |
| Price          | \$239,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 873         |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 101, 1530 16 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0Z8                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Other                                                  |
| Parking Spaces | 1                                                      |
| Parking        | Single Garage Attached, Enclosed, See Remarks, Secured |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance, Storage                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Boiler                                                                                 |
| Cooling           | None                                                                                   |
| # of Stories      | 4                                                                                      |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Roof              | Tar/Gravel                          |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 15               |
| Zoning         | M-C2             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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