

# \$194,000 - 207, 1605 16 Avenue Sw, Calgary

MLS® #A2232966

## \$194,000

1 Bedroom, 1.00 Bathroom, 548 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

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!



Built in 1980

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232966          |
| Price          | \$194,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 548               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 207, 1605 16 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 1A2                |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
| Appliances        | See Remarks    |
| Heating           | Baseboard      |
| Cooling           | None           |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Wood Burning   |
| # of Stories      | 3              |

**Exterior**

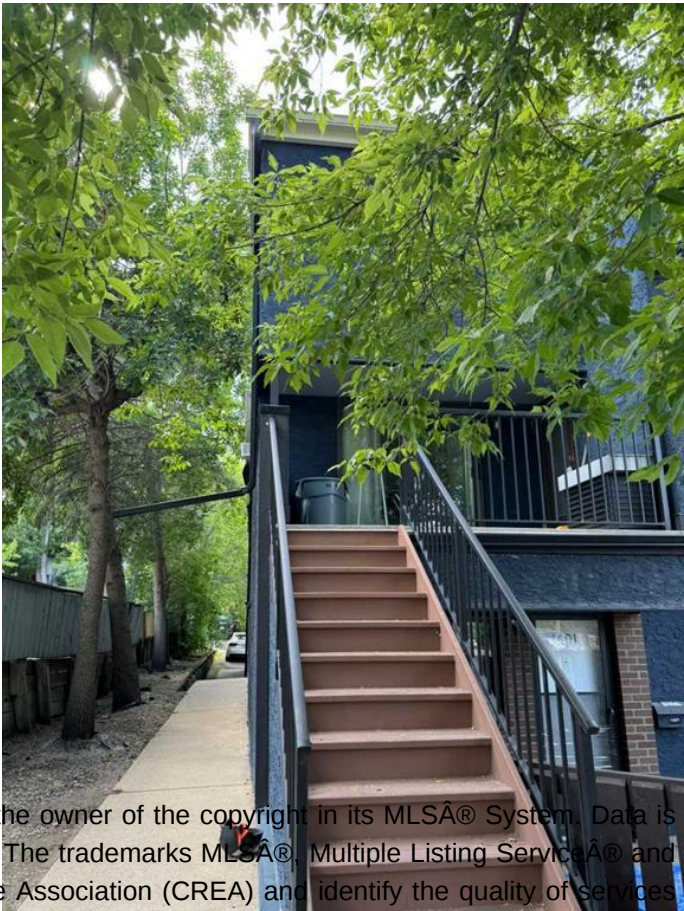
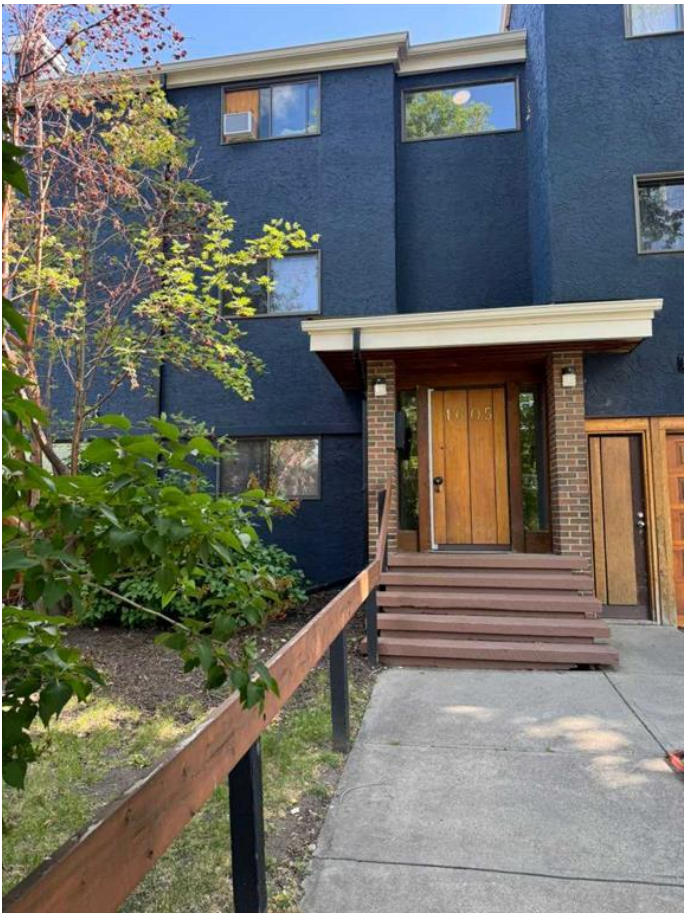
|                   |        |
|-------------------|--------|
| Exterior Features | None   |
| Construction      | Stucco |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 84              |
| Zoning         | M-C2            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|



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