402 1530 16 Avenue SW

Calgary | Active | MLS® A2356647

$222,800









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1977**	**756.76 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Modern comfort and inner-city convenience come together in this SOUTH-FACING, TOP FLOOR CORNER UNIT in the vibrant community of Sunalta. With 2 SPACIOUS BEDROOMS, and a thoughtfully designed OPEN FLOOR PLAN, this condo combines everyday practicality with inviting spaces to unwind. A PRIVATE FOYER welcomes you inside, where CORK FLOORING flows throughout the main living areas, adding natural warmth and character. Designed for easy conversation and entertaining, the kitchen showcases ABUNDANT CABINETRY, generous counter space and clear sightlines into the adjoining dining and living areas. After a busy day, settle into the comfortable living room beside a CHARMING WOOD-FINISHED ELECTRIC FIREPLACE CABINET, complete with a glass display shelf and open shelving for your favourite books and décor. Sliding patio doors extend your living space onto a SUNNY SOUTH-FACING BALCONY, ideal for summer barbecues, morning coffee or simply relaxing outdoors. Both bedrooms are generously sized, allowing flexibility for guests, a roommate or a dedicated home office. Adding a touch of luxury to your daily routine, the SPACIOUS SPA-LIKE 4PC BATHROOM boasts a DEEP SOAKER TUB, SEPARATE GLASS-ENCLOSED SHOWER and a dedicated vanity area with EXTENSIVE BUILT-IN STORAGE. Convenient FULL-SIZE IN-SUITE LAUNDRY keeps household chores close at hand without sacrificing valuable living space. An ASSIGNED SURFACE PARKING STALL adds everyday convenience, while PETS ARE WELCOME WITH BOARD APPROVAL. Beyond your front door, the sought-after SUNALTA LOCATION places you just blocks from the lively atmosphere of 17TH AVENUE SW, known for its eclectic restaurants, coffee shops, boutiques and entertainment. Nearby grocery stores, parks, local services and the SUNALTA LRT STATION make daily errands and commuting simple, with downtown Calgary and the Bow River pathway network also easily accessible. The area is also known for its access to highly regarded public schools, including WESTERN CANADA HIGH SCHOOL and SUNALTA SCHOOL. Whether you're seeking a comfortable place to call home or the convenience of an established inner-city neighbourhood, this condo brings it all together.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356647
Bedrooms	2
Bathrooms	1
Year Built	1977
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	756.76 sq. ft.
Main Level Finished Area:	756.76 sq. ft.
Condo Fee:	$630.39
Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0511612
Heating:	Baseboard, Hot Water, Natural Gas

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Cork, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Genesis
Community:	Sunalta
Amenities:	Parking, Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes

Main Floor	Living Room · 11'3" × 9'9" ·
Main Floor	Dining Room · 11'3" × 9'3" ·
Main Floor	Kitchen · 11'6" × 9'3" ·
Main Floor	Bedroom - Primary · 15'5" × 11'1" ·
Main Floor	Bedroom · 9'7" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/402-1530-16-avenue-sw-calgary-a2356647/

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