

# \$235,000 - 101, 1513 26 Avenue Sw, Calgary

MLS® #A2207067

## \$235,000

1 Bedroom, 1.00 Bathroom, 685 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

COMPLETELY RENOVATED, OVERSIZED 1 bedroom, 1 bathroom condo with NO SHARED WALLS with other units! This MOVE-IN READY END UNIT is conveniently located on the GROUND FLOOR with a COVERED PARKING stall and an outstanding location in prestigious South Calgary. This highly sought-after location is WITHIN WALKING DISTANCE to the community centre, tennis courts and the outdoor pool as well as the diverse shops and award-winning restaurants along 17TH AVE and the caf  s and unique shopping throughout MARDa LOOP. Easily walk or bike to the RIVER and its extensive tranquil pathways and enjoy the quick and easy commute downtown. Then come home to a peaceful sanctuary. This beautifully renovated home has been FRESHLY PAINTED and recently updated with ALL NEW LED LIGHT FIXTURES, FAUCETS, SINK, SHOWERHEAD, WINDOW COVERINGS, FRONT DOOR LOCK and UPDATED CABINETS WITH SOFT CLOSE FEATURE. A private foyer welcomes guests and includes a second oversized walk-in front closet to tuck away jackets, shoes and seasonal items. Culinary creativity is inspired in the galley-style kitchen boasting a crushed GRANITE DUAL SINK, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, STONE COUNTERTOPS and ample space for a dining room table. Easily entertain guests or simply relax after a long day in the OVERSIZED LIVING ROOM then retire to the



SPACIOUS BEDROOM with plenty of room for king-sized furniture and easy access to the UPDATED BATHROOM. An assigned outdoor covered parking stall further adds to your convenience. This fantastic unit in an unbeatable location is close to everything yet away from the hustle and bustle granting the best of both worlds! Mere minutes to Crowfoot and Glenmore Trail when you do need to leave the neighbourhood.

Built in 1975

### Essential Information

MLS® #	A2207067
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	685
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 1513 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C4

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall, Assigned

## Interior

Interior Features	No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Storage, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Lighting
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	17
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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