

# \$229,900 - 101, 1513 26 Avenue Sw, Calgary

MLS® #A2207067

**\$229,900**

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 MARDIA 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          | \$229,900         |
| 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        | Assigned, Stall |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Storage, Stone Counters, Soaking Tub |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings                    |
| Heating           | Baseboard, Natural Gas  |
| 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 | 66              |
| Zoning         | M-C2            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.