

308, 1513 26 Avenue SW
Calgary, Alberta

MLS # A2315891



\$215,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

Welcome to 1513 26 Avenue SW, a beautifully maintained inner-city condominium ideally located in the heart of South Calgary, just moments from the vibrant shops, restaurants, and amenities of Marda Loop. Offering a perfect blend of comfort, style, and convenience, this thoughtfully renovated home presents an exceptional opportunity for first-time buyers, investors, professionals, or anyone seeking an affordable urban lifestyle in one of Calgary's most desirable neighbourhoods. Step inside and immediately appreciate the bright, open-concept layout designed to maximize both space and functionality. Fresh modern finishes, updated flooring, and contemporary paint colours create a welcoming atmosphere throughout. Large south-facing windows fill the home with natural light, enhancing the spacious feel of the living area and creating a warm, inviting environment for both everyday living and entertaining. The adjoining dining space flows seamlessly into the kitchen, providing an ideal setting for casual meals, hosting friends, or simply relaxing at the end of the day. The well-appointed kitchen offers ample cabinetry, generous counter space, and a practical layout that makes meal preparation effortless. Whether you are preparing a quick breakfast before work or enjoying a quiet evening at home, this space is designed to accommodate your lifestyle with ease. Additional storage solutions throughout the home further enhance functionality and organization. The bedroom has been thoughtfully integrated into the floor plan to maximize comfort and efficiency while maintaining an open and airy feel. The bathroom has been tastefully updated with modern fixtures and finishes, providing a clean and stylish space to start and end your day. Every detail has been carefully considered to create a move-in-ready home that is both comfortable and low maintenance. One of the

standout features of this property is the large private south-facing balcony, offering the perfect outdoor retreat to enjoy your morning coffee, unwind after work, or soak up the sunshine throughout the day. The building also provides convenient amenities, including assigned parking and easy access to public transportation, making commuting throughout the city simple and convenient. Living in South Calgary means enjoying one of Calgary's most sought-after inner-city communities. Just steps from Marda Loop, you will have access to an incredible selection of local cafés, boutique shopping, fitness studios, restaurants, parks, and everyday conveniences. The community offers a perfect balance of urban energy and neighbourhood charm, with tree-lined streets, nearby recreation opportunities, excellent transit access, and a short commute to downtown Calgary. Book your private showing today and enjoy life downtown!