

# \$218,000 - 204, 1633 26 Avenue Sw, Calgary

MLS® #A2134286

## \$218,000

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Attention first time buyers, downsizers, simplifiers + INVESTORS. Great opportunity to own a 2 Bedroom CONDO in the Heart of South Calgary on a tree lined avenue! 726 sqft CORNER unit with updated vinyl plank flooring, Balcony and assigned parking. Welcoming front entrance and foyer with huge closet for a great first impression for guests. Updated kitchen with Quartz countertops, ample cabinet space + stainless steel appliances. Spacious, living room with fireplace, built ins + south facing balcony. 2 good sized bedrooms, 4 pc bath. Very reasonable condo fees in today's market at \$432.79 + Pets are welcomed with board approval. Walking distance to Schools, Parks, Coffee shops + easy access to shopping + restaurants on 17th Ave & Marda Loop. Exceptional Value!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2134286  |
| Price          | \$218,000 |
| Sold Price     | \$220,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 726       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 204, 1633 26 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1C7                |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                         |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                                 |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Wood Burning                                                                              |
| # of Stories      | 4                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Roof              | Flat Torch Membrane, Asphalt Shingle   |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                        |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 23rd, 2024 |
| Date Sold   | June 3rd, 2024 |

|                |      |
|----------------|------|
| Days on Market | 11   |
| Zoning         | M-C2 |
| HOA Fees       | 0.00 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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