

\$269,900 - 4, 1607 26 Avenue Sw, Calgary

MLS® #A2143502

\$269,900

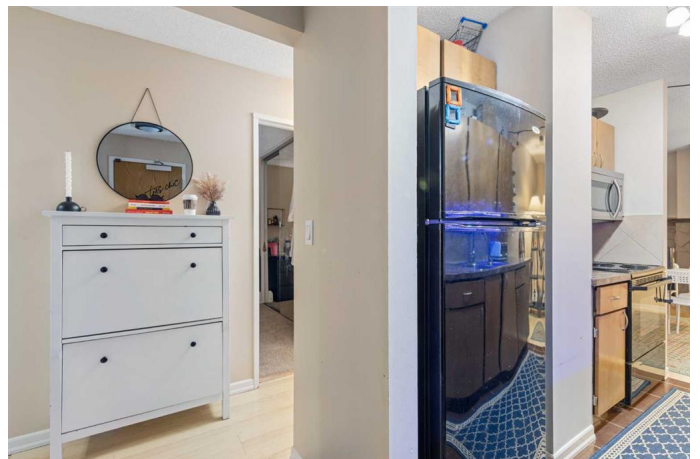
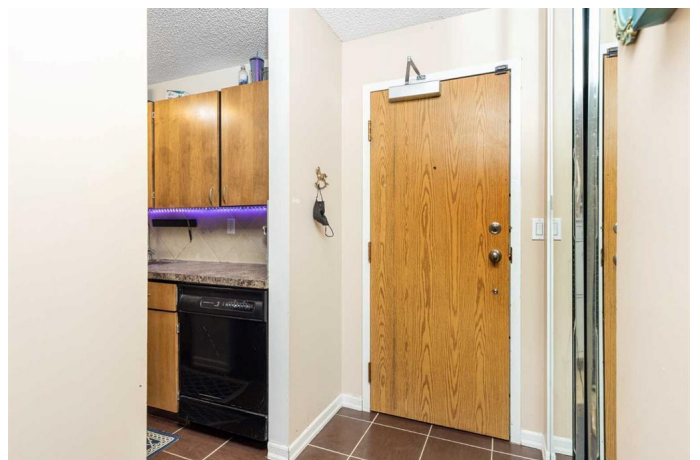
2 Bedroom, 1.00 Bathroom, 828 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Discover your perfect inner-city retreat in this spacious 2-bedroom condo, featuring a south-facing balcony and secure underground parking. Located in the highly sought-after neighbourhood of South Calgary, this home offers a serene escape while being just minutes away from the diverse shops and award-winning restaurants along 17th Ave, as well as the charming caf  s and unique boutiques in Marda Loop.

Situated in a quiet, concrete building, this condo ensures peaceful living. Access your floor directly via the convenient elevator. Inside, a neutral paint palette, durable laminate floors, and mature tree views create a warm and inviting atmosphere. The living room, highlighted by a cozy wood-burning fireplace, is perfect for relaxation. Step out onto the adjacent, south-facing balcony nestled among the trees for a peaceful retreat. The dining room offers ample space for entertaining, whether you're hosting a barbecue or an intimate dinner. The galley-style kitchen is well-appointed with abundant cabinets and counter space, making meal preparation a breeze. Both bedrooms are spacious and filled with natural light, sharing a stylish 4-piece bathroom with a chic floating vanity.

This fantastic unit, in an unbeatable location, provides the perfect balance of convenience and tranquility. Enjoy the best of city living while being quietly tucked away from the hustle and bustle. Don't miss out on this



incredible opportunity!

Built in 1982

Essential Information

MLS® #	A2143502
Price	\$269,900
Sold Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4, 1607 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C7

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 19th, 2024
Days on Market	24
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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