



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1513 26 Avenue #101, Calgary T2T 1C4**

MLS®#: **A2168061**      Area: **South Calgary**      Listing Date: **09/26/24**      List Price: **\$235,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1975**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Stall**

Finished Floor Area  
 Abv Sqft: **685**  
 Low Sqft:  
 Ttl Sqft: **685**

DOM

**68**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Soaking Tub,Stone Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 14`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`9" x 6`8"</b>	<b>Storage</b>	<b>Main</b>	<b>6`2" x 3`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$485**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **7810035**

Remarks

Pub Rmks: **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 cafés 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.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





