



THE
A-TEAM

**RE/MAX
FIRST**

1633 26 Avenue #103, Calgary T2T1C7

MLS® #: **A2197668** Area: **South Calgary** Listing Date: **02/27/25** List Price: **\$160,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1978**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **525**
 Low Sqft:
 Ttl Sqft: **525**

DOM

-0
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Lighting, Private Entrance, Storage**

Construction: **Concrete, Mixed**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings**
 Int Feat: **Closet Organizers, No Smoking Home, Open Floorplan, Recessed Lighting, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	7' 9" x 16' 0"	Dining Room	Main	7' 7" x 7' 11"
Kitchen	Main	7' 2" x 7' 10"	Entrance	Main	4' 1" x 5' 2"
Bedroom - Primary	Main	9' 8" x 9' 10"	4pc Bathroom	Main	5' 0" x 9' 0"

Legal/Tax/Financial

Condo Fee: **\$352** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Legal Desc:

8010267

Monthly

Remarks

Pub Rmks:

This attractive one-bedroom, one-bathroom unit in South Calgary features a deck and a dedicated parking stall, making it an ideal choice for first-time homebuyers or investors. Conveniently located near downtown, it offers easy access to all essential amenities, including shopping, dining, and entertainment options. The property includes new stainless steel appliances, low condo fees, and a large storage closet, ensuring both comfort and practicality. Furthermore, the building is well maintained, and there is ample visitor parking available nearby, enhancing the convenience for guests.

Inclusions:

N/A

Property Listed By:

eXp Realty

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









