

\$235,000 - 101, 1513 26 Avenue Sw, Calgary

MLS® #A2207067

\$235,000

1 Bedroom, 1.00 Bathroom, 685 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

*****OPEN HOUSE SUNDAY APRIL 13th
3-5pm*** 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 cafÃ©s 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.

Built in 1975

Essential Information

MLS® #	A2207067
Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	685
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 1513 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C4

Amenities

Amenities	Parking
Parking Spaces	1

Parking Assigned, Stall

Interior

Interior Features Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

of Stories 3

Exterior

Exterior Features Lighting

Roof Tar/Gravel

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 9

Zoning M-C2

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.