

# \$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

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