

# \$269,000 - 104, 1603 26 Avenue Sw, Calgary

MLS® #A2215103

**\$269,000**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Stylish Inner-City Condo with Rare Two-Level 400+ Sq Ft South-Facing Patio – Perfect for Pet Lovers

Discover the perfect blend of modern living and unbeatable location in this beautifully updated 2-bedroom, 1-bathroom condo, ideally situated between Calgary’s vibrant Marda Loop and the iconic 17th Avenue. Offering over 700 sq. ft. of refreshed interior space, this move-in ready home features fresh paint, brand-new flooring, sleek quartz countertops, and stainless steel appliances—all within a bright, open-concept layout filled with natural light.

What truly sets this property apart is the exclusive use of the large two-level south-facing patio. Whether you're entertaining guests, enjoying the sunshine, or looking for the ideal space for your small dogs to roam safely, this expansive outdoor retreat offers rare flexibility and value.

Additional highlights include TITLED underground garage parking, a TITLED storage unit, and in-suite laundry plus convenient access to free shared laundry facilities. Enjoy a walkable lifestyle with quick commutes downtown and easy access to some of the city's best restaurants, shops, and amenities.

Whether you're a first-time buyer, investor, or



downsizer, this condo offers incredible value, functionality, and outdoor living in one of Calgary’s most sought-after neighbourhoods.

Built in 1975

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215103          |
| Price          | \$269,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 711               |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 104, 1603 26 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1C7                |

**Amenities**

|                |                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Dog Run, Laundry, Secured Parking, Snow Removal, Storage, Trash                                                                               |
| Utilities      | Cable Available, Cable Internet Access, Electricity Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Available |
| Parking Spaces | 1                                                                                                                                             |
| Parking        | Titled, Triple Garage Attached                                                                                                                |
| # of Garages   | 1                                                                                                                                             |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, |
|-------------------|------------------------------------------------------------------|

|              |                              |
|--------------|------------------------------|
|              | Vinyl Windows                |
| Appliances   | Dishwasher, Electric Oven, M |
| Heating      | Boiler                       |
| Cooling      | None                         |
| # of Stories | 3                            |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Dog Run, Storage |
| Roof              | Asphalt                   |
| Construction      | Brick, Concrete, Stucco   |
| Foundation        | Poured Concrete           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 46            |
| Zoning         | M-C2          |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Braxton Hayes Real Estate Corp. |
|----------------|---------------------------------|

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