



GRASSROOTS
REALTY GROUP

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7, 1607 26 Avenue SW
Calgary, Alberta

MLS # A2254106



\$225,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 637
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Enjoy this spacious and comfortable 2 bedroom condo with great access to amenities. The south sunny exposure provides light and warmth throughout the year. You can enjoy the tree shade and foliage in the summer months and the great views in the winter time. This home has a proper dining area for gatherings and fun with friends and family. The bedrooms have sense of privacy as they are located away from the main area. This updated home has a modern new kitchen, mudroom area, newer appliances and up to date bathrooms. This condo has a parkade where you will find your warm car waiting for you in the winter months. The windows are large and spacious as well as large in suite storage. Enjoy walking to off leash park in Altadore or the 17th Ave commercial areas. Direct transit on 26th Ave and 14th st as well. Invest now in this lovely ready to move into home.