



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2, 1530 26 Avenue SW
Calgary, Alberta

MLS # A2264637



\$184,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	313 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Attached Carport, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: bar stools x 4, wardrobe, tv stand, sectional couch, end tables x 2

OPEN HOUSE Sunday Oct 19 from 1-3pm... HOLD THE PHONE! Low \$191.50/monthly condo fees that include all utilities, in-suite laundry, partially covered parking, in-unit storage, and an additional outside storage unit? This furnished property is an investor or first-time-home-buyers dream. Located in a quiet building on the border of Bankview and South Calgary, this property is minutes from downtown, and close to incredible amenities such as the Red-Mile, Marda Loop, various inner-city parks, and city amenities (recreation centre, public library, nature reserves, etc). This unit has been renovated and comes furnished in the sale. Kitchen appliances are brand new, and this is really a turn-key investment ready for a shorter or longer term furnished rental close to downtown. This is a gem in today's apartment market. Call your favourite agent today, before it's too late!