



**GRASSROOTS**  
REALTY GROUP

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

202, 1529 26 Avenue SW  
Calgary, Alberta

MLS # A2272311



**\$177,500**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	644 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Lot, Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: all light fixtures

This charming south facing one-bedroom, one-bathroom condo offers 643 square feet of comfortable living space that's perfect for first time buyers and investors looking to add a solid rental property to their portfolio. Located in a well-maintained building, this unit combines convenience with investment potential in one of Calgary's most desirable neighbourhoods. The thoughtful layout maximizes every square foot, creating a welcoming space that residents will love calling home. The primary bedroom provides a peaceful retreat, while the full bathroom features practical fixtures and good storage. The open concept living area flows naturally, making the space feel larger than its footprint suggests. What really sets this property apart is its fantastic location. You're just a stone's throw from vibrant 17th Avenue, where trendy cafes, restaurants, and shops create the kind of walkable lifestyle that keeps rental demand strong. This proximity to one of Calgary's most popular strips means you will have entertainment, dining, and shopping right at your doorstep. The building itself has been lovingly maintained, which means fewer headaches for property owners and a more appealing home for renters. Well-kept common areas and responsible building management create the kind of environment that attracts quality tenants and helps maintain property values over time. Parking is included, which is always a huge plus in this area. Combined with the in-suite laundry convenience, you will appreciate not having to hunt for street parking, pay extra fees, or trek to a laundromat, also making your unit a standout choice in the competitive rental market. The neighbourhood strikes that perfect balance between urban energy and residential comfort. Tree-lined streets and nearby parks provide green space for relaxation, while the bustling commercial strips ensure there's always something to do. Transit

connections make commuting throughout the city convenient. For investors, this property represents an excellent opportunity in a proven rental market. The combination of desirable location, practical layout, and building quality creates strong fundamentals for consistent rental income. The area's continued growth and development suggest good long-term appreciation potential. The unit's size makes it ideal for young professionals, students, or anyone seeking a convenient urban lifestyle without the high costs of larger spaces. This demographic tends to be stable, responsible tenants who appreciate the location's benefits. Recent updates and ongoing maintenance mean you can focus on collecting rent rather than dealing with costly repairs. Whether you're a first time home buyer, a seasoned investor or just getting started in real estate, this property offers the kind of straightforward investment opportunity that builds wealth over time. Don't miss this chance to own in one of Calgary's most sought-after neighbourhoods!!