



**303, 1633 26 Avenue SW
Calgary, Alberta**

MLS # A2281801



\$194,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Enclosed, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 572
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Skylight(s), Stone Counters		

Inclusions: All shelving in the unit

RARE top-floor unit with NO shared walls with other condos and a sunny south-facing balcony. Welcome to Redwood Manor, where privacy meets comfort in this bright and well-maintained home. A skylight fills the kitchen with natural light, highlighting the stone countertops and functional layout. The inviting living space features a cozy wood-burning fireplace, while the south-facing private balcony is perfect for relaxing, enjoying warm summer evenings, or tending to your own container garden with ideal sun exposure. This home comes complete with all appliances, window coverings, and shelving, plus one assigned parkade parking stall and a storage locker — a rare feature in this complex and one of the only units that includes one. Located in the well-managed Redwood Manor complex, the \$572.19 monthly condo fee includes heat, water, insurance, grounds maintenance, sewer, snow removal, trash, reserve fund contributions, and professional management. Situated in highly sought-after South Calgary, this inner-city location offers incredible convenience just minutes from downtown and within close proximity to the vibrant Marda Loop district, known for its trendy restaurants, boutique shopping, and local cafés including Our Daily Brett. Enjoy easy access to parks, schools, playgrounds, shopping, walking paths, and a community pool, making this a fantastic location for both lifestyle and convenience.