



**7, 1815 26 Avenue SW
Calgary, Alberta**

MLS # A2284440



\$199,900

Division: South Calgary

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 490 sq.ft. **Age:** 1967 (59 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Stall

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 430

LLD: -

Zoning: M-C2

Utilities: -

Heating: Baseboard

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Kitchen Island

Inclusions: N/A

Welcome to the "AURORA PLACE"; this adorable one-bedroom condo perfectly situated just steps from the vibrant shops, cafés, and restaurants of 17th Avenue. This inviting home blends comfort and convenience and affordable condo fees making it ideal for first-time buyers, professionals, or anyone looking to enjoy an urban lifestyle without sacrificing coziness. Inside, the thoughtfully designed layout offers a bright and functional living space featuring hand-scraped laminate floors, a trendy yet spacious kitchen with mint green cabinets, lots of counter space, updated backsplash, a movable island and additional storage across the top of the cabinets if needed. The flexibility of the open concept layout flows seamlessly together offering a cozy living room and still room for a dining table if desired. The whole main living space is accented with a large south-facing balcony, where you can soak up sunshine all day long and perfect for a morning coffee or relaxing evenings. Large windows flood the space with natural light, creating a warm and welcoming atmosphere throughout. Adding to the convenience, this home comes with in-suite laundry for everyday ease, a spacious primary bedroom and 4 piece bathroom. Additional highlights include a separate storage and a dedicated parking stall eliminating the stress of inner-city parking, and a well-maintained building in a highly desirable location. With transit, parks, nightlife, and daily amenities just moments away, this charming condo offers the best of city living in a space that truly feels like home. Most pets are allowed with board approval, however dogs are not allowed.