



206, 1513 26 Avenue SW  
Calgary, Alberta

MLS # A2287925



**\$184,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	440 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	-
<b>Features:</b>	Stone Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 339
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** Storage shed on balcony

Beautifully renovated, south-facing studio extremely close to vibrant Marda Loop! This bright and stylish home offers an incredible opportunity to own in one of Calgary's most sought-after communities at an affordable price. Enjoy a large sunny south-facing balcony, covered parking, and low condo fees in a quiet, well-managed building. Thoughtfully designed to maximize space, the open-concept layout features a spacious foyer with storage, dedicated dining area, and a stunning kitchen complete with stainless steel appliances, including an Electrolux washer with digital display and slim refrigerator/freezer. Designer tile, modern cabinetry, and a fresh colour palette create a contemporary feel throughout. The living area offers custom wraparound bookcase/storage and flows seamlessly into the bedroom space, with plenty of natural light enhancing the integrated layout. There is an assigned storage unit right across the hall from the unit, which is great for your seasonal items. Located just steps to 17 Ave SW, parks, shopping, and minutes to downtown, this is the perfect home for a first-time buyer or anyone seeking a dynamic inner-city lifestyle. A massive heated storage room conveniently located across the hall is also included.