



10, 1815 26 Avenue SW  
Calgary, Alberta

MLS # A2297167



**\$300,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

Welcome to this beautifully designed 2-bedroom, 1-bathroom home in the highly sought-after community of South Calgary. Where lifestyle, convenience, and comfort come together. This open-concept layout is flooded with natural light, creating a bright and inviting space that's perfect for both relaxing and entertaining. The seamless flow between the kitchen, dining, and living areas makes everyday living effortless. Step outside onto your private balcony &mdash; the perfect spot for your morning coffee or unwinding after a long day. Located in the heart of the inner city, you're just minutes from trendy shops, top-rated restaurants, parks, and all the amenities that make South Calgary one of the most desirable places to live. Whether you're a first-time buyer, investor, or looking to downsize without compromise &mdash; this is an opportunity you don't want to miss.