

**104, 1603 26 Avenue SW**  
**Calgary, Alberta**
**MLS # A2215103**

**\$259,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Triple Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 691
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Cable Internet Access, Electricity, Electricity Co
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows		

**Inclusions:** Washer/Dryer Combo (AS IS)

Stylish Inner-City Condo with Rare 400+ Sq Ft South-Facing Patio & Perfect for Pet Lovers - Discover the perfect blend of modern living and unbeatable location in this beautifully updated 2-bedroom, 1-bathroom condo, ideally situated between Calgary's vibrant Marda Loop and the iconic 17th Avenue. Offering over 700 sq. ft. of refreshed interior space, this move-in ready home features fresh paint, brand-new flooring, sleek quartz countertops, and stainless steel appliances—all within a bright, open-concept layout filled with natural light. What truly sets this property apart is the exclusive use, FOR THIS UNIT ONLY, of the large two-level south-facing patio. Whether you're entertaining guests, enjoying the sunshine, or looking for the ideal space for your small dogs to roam safely, this expansive outdoor retreat offers rare flexibility and value. Additional highlights include TITLED stall in the secure parking garage, a TITLED storage unit in the basement (as well as a storage unit off the balcony) and in-suite laundry plus convenient access to free shared laundry facilities in the basement laundry room. Enjoy a walkable lifestyle with quick commutes downtown and easy access to some of the city's best restaurants, shops, and amenities. Whether you're a first-time buyer, investor, or downsizer, this condo offers incredible value, functionality, and outdoor living in one of Calgary's most sought-after neighbourhoods.