



DJ Golden
REAL ESTATE

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101, 1513 26 Avenue SW
Calgary, Alberta

MLS # A2207067



\$229,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	1975 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Storage		

Inclusions: None

COMPLETELY RENOVATED, OVERSIZED 1 bedroom, 1 bathroom condo with NO SHARED WALLS with other units! This MOVE-IN READY END UNIT is conveniently located on the GROUND FLOOR with a COVERED PARKING stall and an outstanding location in prestigious South Calgary. This highly sought-after location is WITHIN WALKING DISTANCE to the community centre, tennis courts and the outdoor pool as well as the diverse shops and award-winning restaurants along 17TH AVE and the cafe's and unique shopping throughout MARDa LOOP. Easily walk or bike to the RIVER and its extensive tranquil pathways and enjoy the quick and easy commute downtown. Then come home to a peaceful sanctuary. This beautifully renovated home has been FRESHLY PAINTED and recently updated with ALL NEW LED LIGHT FIXTURES, FAUCETS, SINK, SHOWERHEAD, WINDOW COVERINGS, FRONT DOOR LOCK and UPDATED CABINETS WITH SOFT CLOSE FEATURE. A private foyer welcomes guests and includes a second oversized walk-in front closet to tuck away jackets, shoes and seasonal items. Culinary creativity is inspired in the galley-style kitchen boasting a crushed GRANITE DUAL SINK, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS, STONE COUNTERTOPS and ample space for a dining room table. Easily entertain guests or simply relax after a long day in the OVERSIZED LIVING ROOM then retire to the SPACIOUS BEDROOM with plenty of room for king-sized furniture and easy access to the UPDATED BATHROOM. An assigned outdoor covered parking stall further adds to your convenience. This fantastic unit in an unbeatable location is close to everything yet away from the hustle and bustle granting the best of both worlds! Mere minutes to Crowfoot and Glenmore Trail when you do need to leave the neighbourhood.

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