



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 1607 26 Avenue SW
Calgary, Alberta

MLS # A2332228



\$269,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: NONE

2 BEDROOMS ~ SOUTH-FACING BALCONY ~ UNDERGROUND PARKING ~ WOOD BURNING FIREPLACE ~ CONCRETE BUILDING ~ INCREDIBLE LOCATION! This spacious 2 bedroom condo with a south-facing balcony and underground parking in prestigious South Calgary is a fantastic inner-city retreat! Ideally situated in a quiet, much sought after neighbourhood that is mere minutes to the diverse shops and award winning restaurants along 17th Ave and the cafe's and unique shopping throughout Marda Loop. Then come up to a quiet concrete building and enter directly to your floor. A neutral paint pallet, BRAND NEW durable laminate floors and mature tree views give a welcoming first impression. The wood-burning fireplace invites relaxation in the living room or unwind on the adjacent, south-facing balcony nestled amongst the trees. Lots of room for hosting barbeques or entertaining inside in the dining room. The galley-style kitchen is well laid out with loads of cabinets and counter space. Both bedrooms are spacious and bright, sharing the 4-piece stylish bathroom with a chic floating vanity. This fantastic unit in an unbeatable location is close to everything yet quietly away from the hustle and bustle. seller upgraded all the tiles and unit has brand new vinyl flooring throughout the kitchen dining and living area as well as seller recently upgraded all the lights in the unit (pictures shows old lights). come check it out soon.