



## 1513 26 Avenue Calgary Alberta

\$249,999

Stylish Inner-City Condo with Modern Updates & Huge Private Deck! Welcome to this beautifully updated 2-bedroom, 1-bathroom condo offering over 860 square feet of thoughtfully designed living space in the heart of South Calgary. Perfectly situated just minutes from vibrant Marda Loop and 17th Avenue, this home combines comfort, convenience, and lifestyle. Step into a freshly painted unit with brand-new carpet, creating a clean, modern aesthetic. The kitchen features granite countertops, sleek espresso cabinetry, stainless steel appliances, and a stylish tile backsplash, opening into a bright dining area—ideal for entertaining or everyday meals. Enjoy the ease of in-suite laundry, generous storage, and an expansive private deck—perfect for relaxing or hosting summer evenings. The spacious living room offers plenty of natural light and leads seamlessly to your outdoor oasis. Additional features include: two well-sized bedrooms, covered parking stall, large, open-concept living and dining area, and easy access to shops, transit, and downtown Calgary. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Move-in ready and loaded with value—don't miss your opportunity to own in one of Calgary's most sought-after communities! Schedule your private showing today! (id:6769)

Kitchen 7.92 Ft x 6.67 Ft

Dining room 8.33 Ft x 7.58 Ft

Living room 18.42 Ft x 14.25 Ft

Laundry room 5.92 Ft x 4.58 Ft

Foyer 7.42 Ft x 4.83 Ft

Other 23.08 Ft x 5.58 Ft

Primary Bedroom 13.58 Ft x 10.67 Ft

Bedroom 12.83 Ft x 8.00 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net