



## 1633 26 Avenue Calgary Alberta

\$170,000

Have you wondered how many condos at or under \$170,000 there are available in Calgary's market today? ONLY 6 .. including this gem. A nice 1 bedroom, main floor unit. ( no stairs or elevators needed ) A nicely laid out floor plan. Kitchen boasts new countertops, new sprayed granite sink & new laminate flooring. Upgraded 4 piece bath offers a new vanity and tile tub surround. A convenient, separate storage locker in storage room as well as in suite storage space. Common laundry is available at no charge BUT, the storage room does have Washer hook ups already & dryer would just need to vent through a filter. ( no exterior exhaust vent for dryer ) Pet friendly complex, but board approval is needed. This main floor unit is idea for anyone with mobility issues. The large, covered balcony offers a relaxing spot on those warm summer days. The community of South Calgary offers a trendy lifestyle with its shops & restaurants a mere walk away. A very low condo fee of \$368 per month includes your heating bill. Great price, affordable condo fees & fabulous location. Make this nice 1 bedroom condo ... yours ! (id:6769)

Living room 16.67 Ft x 9.92 Ft

Dining room 9.92 Ft x 5.50 Ft

Kitchen 9.17 Ft x 9.83 Ft

Storage 6.00 Ft x 5.00 Ft

Primary Bedroom 13.17 Ft x 9.17 Ft

Other 4.42 Ft x 19.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY

<http://www.ronoshea.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca