



1529 26 Avenue Calgary Alberta

\$162,500

This charming south facing one-bedroom, one-bathroom condo offers 643 square feet of comfortable living space that's perfect for first time buyers and investors looking to add a solid rental property to their portfolio. Located in a well-maintained building, this unit combines convenience with investment potential in one of Calgary's most desirable neighbourhoods. The thoughtful layout maximizes every square foot, creating a welcoming space that residents will love calling home. The primary bedroom provides a peaceful retreat, while the full bathroom features practical fixtures and good storage. The open concept living area flows naturally, making the space feel larger than its footprint suggests. What really sets this property apart is its fantastic location. You're just a stone's throw from vibrant 17th Avenue, where trendy cafes, restaurants, and shops create the kind of walkable lifestyle that keeps rental demand strong. This proximity to one of Calgary's most popular strips means you will have entertainment, dining, and shopping right at your doorstep. The building itself has been lovingly maintained, which means fewer headaches for property owners and a more appealing home for renters. Well-kept common areas and responsible building management create the kind of environment that attracts quality tenants and helps maintain property values over time. Parking is included, which is always a huge plus in this area. Combined with the in-suite laundry convenience, you will appreciate not having to hunt for street parking, pay extra fees, or trek to a laundromat, also making your unit a standout choice in the competitive rental market. The neighbourhood strikes that perfect balance between urban energy and residential comfort. Tree-lined streets and nearby parks provide green space for relaxation, while the bustling commercial strips ensure there's always something t...

4pc Bathroom 4.92 Ft x 7.50 Ft

Bedroom 9.67 Ft x 13.92 Ft

Dining room 7.75 Ft x 8.75 Ft

Foyer 8.42 Ft x 9.08 Ft

Kitchen 5.92 Ft x 12.25 Ft

Living room 12.00 Ft x 15.75 Ft

Pantry 2.25 Ft x 2.00 Ft

Storage 4.08 Ft x 3.25 Ft

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

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