

**2, 1530 26 Avenue SW
Calgary, Alberta**

MLS # A2283378

\$159,900



Division:	Bankview	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Loft/Bachelor/Studio	
Size:	313 sq.ft.	Age: 1970 (56 yrs old)
Beds:	1	Baths: 1
Garage:	Assigned, Attached Carport, Covered, Off Street, Parking Lot, Plug-In, Stall	
Lot Size:	-	
Lot Feat:	Corner Lot, Low Maintenance Landscape, Street Lighting	

Heating:	Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Furniture and dishwares (except for tenant belongings - list can be provided), wardrobe, bar stools, TV Stand and TV, art. Please ask for itemized list.

WOW! Fully renovated and furnished unit, with two storage areas (one outside), ultra low condo fees that include ALL UTILITIES, semi-covered parking, and in-suite laundry. Near transit and amenities, and a hop skip and a jump from 17th Ave, this is the perfect starter apartment for a first time buyer, or easy cash-flowing investment property for a savvy investor. Located in a quiet building on the border of Bankview and South Calgary, this property is minutes from downtown, and close to incredible amenities such as the Red-Mile, Marda Loop, various inner-city parks, and city amenities (recreation centre, public library, nature reserves, etc). Kitchen appliances are brand new, and this is really a turn-key investment ready for a shorter or longer term furnished rental close to downtown. This is a gem in today's apartment market. Call your favourite agent today, before it's too late!