

**7, 1815 26 Avenue SW
Calgary, Alberta**

MLS # A2284440



\$199,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Welcome to the "AURORA PLACE"; this adorable one-bedroom condo perfectly situated just steps from the vibrant shops, caf  s, and restaurants of 17th Avenue. This inviting home blends comfort and convenience and affordable condo fees making it ideal for first-time buyers, professionals, or anyone looking to enjoy an urban lifestyle without sacrificing coziness. Inside, the thoughtfully designed layout offers a bright and functional living space featuring hand-scraped laminate floors, a trendy yet spacious kitchen with mint green cabinets, lots of counter space, updated backsplash, a movable island and additional storage across the top of the cabinets if needed. The flexibility of the open concept layout flows seamlessly together offering a cozy living room and still room for a dining table if desired. The whole main living space is accented with a large south-facing balcony, where you can soak up sunshine all day long and perfect for a morning coffee or relaxing evenings. Large windows flood the space with natural light, creating a warm and welcoming atmosphere throughout. Adding to the convenience, this home comes with in-suite laundry for everyday ease, a spacious primary bedroom and 4 piece bathroom. Additional highlights include a separate storage and a dedicated parking stall eliminating the stress of inner-city parking, and a well-maintained building in a highly desirable location. With transit, parks, nightlife, and daily amenities just moments away, this charming condo offers the best of city living in a space that truly feels like home. Most pets are allowed with board approval, however dogs are not allowed.