

# \$259,000 - 104, 1603 26 Avenue Sw, Calgary

MLS® #A2215103

**\$259,000**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

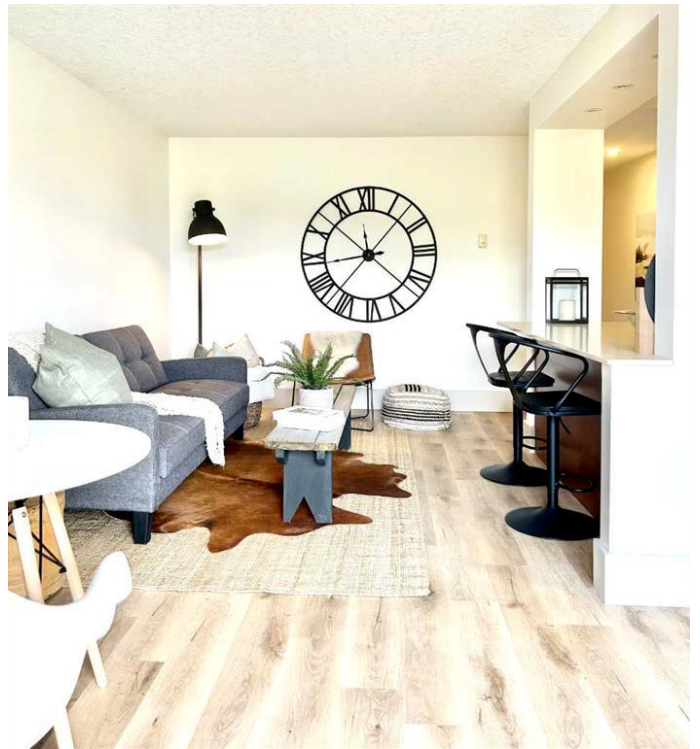
South Calgary, Calgary, Alberta

Stylish Inner-City Condo with Rare 400+ Sq Ft South-Facing Patio – Perfect for Pet Lovers -

Discover the perfect blend of modern living and unbeatable location in this beautifully updated 2-bedroom, 1-bathroom condo, ideally situated between Calgary’s vibrant Marda Loop and the iconic 17th Avenue. Offering over 700 sq. ft. of refreshed interior space, this move-in ready home features fresh paint, brand-new flooring, sleek quartz countertops, and stainless steel appliances—all within a bright, open-concept layout filled with natural light.

What truly sets this property apart is the exclusive use, **FOR THIS UNIT ONLY**, of the large two-level south-facing patio. Whether you're entertaining guests, enjoying the sunshine, or looking for the ideal space for your small dogs to roam safely, this expansive outdoor retreat offers rare flexibility and value.

Additional highlights include TITLED stall in the secure parking garage, a TITLED storage unit in the basement (as well as a storage unit off the balcony) and in-suite laundry plus convenient access to free shared laundry facilities in the basement laundry room. Enjoy a walkable lifestyle with quick commutes downtown and easy access to some of the city's best restaurants, shops, and amenities.



Whether you're a first-time buyer, investor, or downsizer, this condo offers incredible value, functionality, and outdoor living in one of Calgary's most sought-after neighbourhoods.

Built in 1975

**Essential Information**

MLS® #	A2215103
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	104, 1603 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C7

**Amenities**

Amenities	Dog Run, Laundry, Secured Parking, Snow Removal, Storage, Trash
Utilities	Cable Available, Cable Internet Access, Electricity Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Available
Parking Spaces	1
Parking	Triple Garage Attached, Titled
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Stone Count Smoking Home
Appliances	Dishwasher, Microwave, Refr
Heating	Boiler
Cooling	None
# of Stories	3

**Exterior**

Exterior Features	Balcony, Dog Run, Storage
Roof	Asphalt
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	85
Zoning	M-C2

**Listing Details**

Listing Office	Braxton Hayes Real Estate Corp.
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