

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

**Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Kitchen Island, No Animal F |
|                   | Stone Counters              |
| Appliances        | Dishwasher, Microwave, Refr |
| Heating           | Boiler                      |
| Cooling           | None                        |
| # of Stories      | 3                           |

**Exterior**

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 123           |
| Zoning         | M-C2          |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Braxton Hayes Real Estate Corp. |
|----------------|---------------------------------|



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