

7, 1815 26 Avenue SW  
Calgary, Alberta

MLS # A2284440



## \$199,900

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

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