

6, 1607 26 Avenue SW  
Calgary, Alberta

MLS # A2283295



**\$309,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Closet Organizers, Granite Counters, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 896

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to this bright and beautifully updated 3-bedroom, 1-bathroom condo in the heart of Bankview, one of Calgary's most vibrant inner-city communities. The home features many renovations, including a beautiful kitchen with modern finishes, ample cabinetry, and a functional layout that flows seamlessly into the living and dining areas. Step outside to enjoy your huge private balcony, perfect for morning coffee, container gardening, or evening entertaining. In addition to the two well-sized bedrooms, this unit offers a large third bedroom, easy to convert with a closet added or den/office, ideal for working from home, a fitness space, or extra storage. Complete with one underground parking stall, this condo delivers comfort, convenience, and unbeatable access to 17th Avenue, downtown, transit, parks, and all the amenities Bankview is known for. A fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy inner-city living at its best.