



THE
A-TEAM

**RE/MAX
FIRST**

1800 26 Avenue #210, Calgary T2T 1E1

MLS® #: **A2118434**

Area: **Bankview**

Listing Date: **04/01/24**

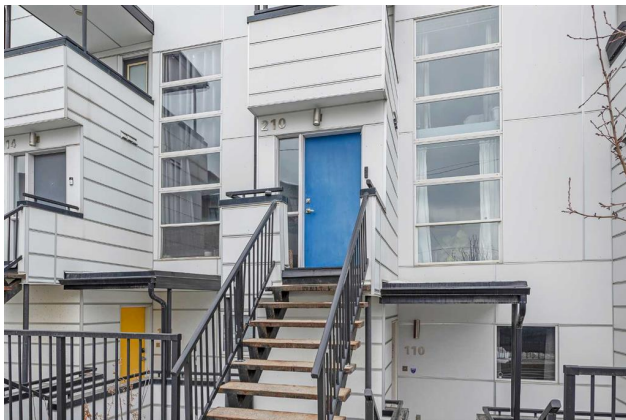
List Price: **\$449,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1995**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,356**
Low Sqft:
Ttl Sqft: **1,356**

DOM

48
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Parkade**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Concrete,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **Kitchen Island,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 8`6"
Living Room	Main	21`6" x 16`6"
Laundry	Main	6`0" x 3`0"
Bedroom - Primary	Upper	15`0" x 11`6"
3pc Bathroom	Upper	10`0" x 5`0"

Room	Level	Dimensions
Den	Main	14`6" x 11`4"
Foyer	Main	6`4" x 5`2"
Bonus Room	Upper	13`0" x 11`6"
4pc Bathroom	Main	9`6" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$518

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9611768**

Remarks

Pub Rmks: **Welcome to your New York-style loft, with soaring ceilings, cement floors, industrial touches throughout plus an indoor parking stall. The open-concept main floor features the two-storey wall of windows and incredible city views. The industrial-style kitchen features flat-front cabinets and open shelving, plus two main-floor living spaces means that you can set up your home office or a hobby space in the front, and your living room, with gas fireplace and stone mantle, is set up to maximize those stunning views. The stacking washer and dryer, along with a 4-piece bath complete the main. The loft area, with its separate sleeping space, flex space, and 3 piece bath, can be arranged to suit your lifestyle. Location is key here, it's truly a gem, and perfect for walking/biking. Close to plenty of entertainment, retail, and dining options, easy commute to downtown, and a quick drive to both 17th Ave and Crowchild Trail.**

Inclusions:
Property Listed By: **None**
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

