



THE
A-TEAM

**RE/MAX
FIRST**

1724 26 Avenue #401, Calgary T2T 1C9

MLS®#: **A2134423**

Area: **Bankview**

Listing Date: **05/23/24**

List Price: **\$350,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 11-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,092**
Low Sqft:
Ttl Sqft: **1,092**

Stall,Underground

DOM

33

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	9`4" x 4`2"
Dining Room	Main	16`5" x 10`0"
Pantry	Main	3`8" x 3`7"
Balcony	Main	13`3" x 5`0"
4pc Ensuite bath	Main	8`8" x 5`10"
Bedroom	Main	13`2" x 9`9"

Room	Level	Dimensions
Living Room	Main	13`3" x 15`8"
Kitchen	Main	17`0" x 12`4"
4pc Bathroom	Main	8`0" x 4`11"
Bedroom - Primary	Main	14`11" x 11`8"
Walk-In Closet	Main	6`2" x 5`10"
Balcony	Main	15`10" x 2`1"

Legal/Tax/Financial

Condo Fee:
\$830

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0511708**

Remarks

Pub Rmks: ****PRICE REDUCED** Welcome to THE PAVILION! Discover this beautifully maintained unit in the highly sought-after inner-city community of Bankview. Situated just around the corner from the trendy Marda Loop, this stylish condo offers everything you need for urban living. Step inside to a spacious open floor plan that features a modern kitchen, complete with sleek cabinetry, a well-sized pantry and ample counter space. The kitchen seamlessly flows into the living room, which is bathed in natural light from the expansive windows. This unit includes 2 bedrooms, 2 bathrooms and 1,092 sqft of living space and a laundry/storage room. The generous patio off the living room is perfect for barbecuing or enjoying your morning coffee. Additional features of this exceptional home an assigned secure heated underground parking stall, and covered visitor parking. This prime location and well-priced condo won't last long! Book your private viewing today and experience all that this exceptional property has to offer.**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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





