



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 26 Avenue #201, Calgary T2M2C7**

MLS® #: **A2134876**

Area: **Tuxedo Park**

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

List Price: **\$400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1991**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential  
Apartment  
Calgary  
1991**

Finished Floor Area

Abv Sqft: **1,251**

Low Sqft:

Ttl Sqft: **1,251**

**Parkade, Underground**

DOM

**32**

Layout

Beds: **2 (2 )**

Baths: **1.5 (1 1)**

Style: **Multi Level Unit**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor**

Sewer:

Ext Feat: **Balcony**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Electric Stove, Garburator, Range Hood, Refrigerator**

Int Feat:

**Closet Organizers, French Door, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 13`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`10" x 3`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`0" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 4`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`2" x 8`10"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>12`4" x 11`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$680**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9112196**

Remarks

Pub Rmks: **Welcome to urban living at its finest in the vibrant community of Tuxedo Park! Nestled in the heart of the inner city, walking distance to downtown, this modern, multi-level condo offers the perfect blend of style, comfort, and convenience. Step inside and be greeted by an abundance of natural light that pours in through expansive windows and sliding doors leading to the west facing balcony. The open floor plan offers a spacious living area and adjacent dining room with plenty of room for entertaining or quiet nights in, enjoying the gas fireplace. The upgraded kitchen features sleek granite countertops, stainless steel appliances, and a large pantry for all your culinary essentials. Enjoy the convenience of a 1/2 bath on the main level, perfect for guests and everyday use. Upstairs, two huge bedrooms, both with vaulted ceilings, provide ample space for rest and relaxation, while a large 5-piece bathroom, with large soaker tub and skylight, offers a spa-like retreat after a long day. Conveniently located washer and dryer and large storage room complete the upper level. Underground heated parking and an outside common patio area for BBQing and entertaining make this an ideal community to call home! Don't miss out on the opportunity — schedule your viewing today!**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

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







