

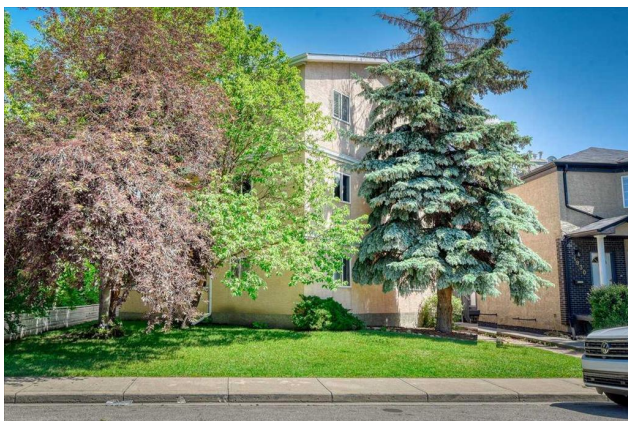


THE
A-TEAM

**RE/MAX
FIRST**

1928 26 Street #4, Calgary T3E 2A1

MLS® #: **A2146880** Area: **Killarney/Glengarry** Listing Date: **07/05/24** List Price: **\$328,885**
 Status: **Active** County: **Calgary** Change: **-\$6k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

73
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Parking Lot,Paved,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Baseboard,Boiler,Natural Gas** Flooring: **Hardwood**
 Sewer: Ext Feat: **BBQ gas line** Water Source: Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 12`9"	Kitchen	Main	10`1" x 9`2"
Dining Room	Main	12`7" x 76`0"	Bedroom - Primary	Main	14`2" x 12`9"
Bedroom	Main	11`4" x 10`2"	4pc Bathroom	Main	8`9" x 5`8"

Legal/Tax/Financial

Condo Fee: **\$535** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: **9212366**

Remarks

Pub Rmks: **Welcome to urban living at its finest! Nestled in a superior location, this renovated 2nd floor condo offers an open, bright floor plan (windows, windows, windows) boasting functional elegance with hardwood floors throughout. The heart of the home, a chef's dream kitchen awaits, featuring granite countertops, an abundance of cupboards with dove-tail drawers and new lighting fixtures throughout. The spacious living area is adorned with a cozy gas fireplace and opens seamlessly to a sunny balcony, complete with a gas BBQ hookup. Retreat to the large primary bedroom, boasting two closets and ample natural light flooding throughout two large windows. The second bedroom offers versatility, ideal for a home office or guest room. An upgraded 4-piece main bathroom adds to the allure of this immaculate space. Convenience is a key with the in-suite laundry equipped with a full-sized NEW washer and dryer, while a large storage room in the basement ensures ample space for belongings. Two separate entrances enhances accessibility to the condo! Enjoy the proximity to Killarney Pool & Rec. Centre, West LRT Station, close to downtown making every amenity easily accessible. With its ideal inner-city location and an array of modern comforts, this condo offers the perfect retreat to call home!!**

Inclusions: **None**
Property Listed By: **RE/MAX Landan Real Estate**

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