

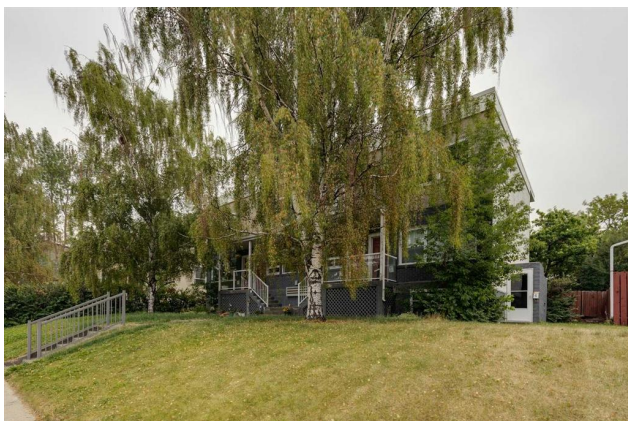


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2121 26 Avenue #6, Calgary T2T1E7**

MLS® #: **A2152341** Area: **Richmond** Listing Date: **07/25/24** List Price: **\$179,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1952**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Alley Access,Assigned,Off Street,Parking Pad,Stall**

Finished Floor Area  
 Abv Sqft: **653**  
 Low Sqft:  
 Ttl Sqft: **653**

DOM  
**53**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat,Tar/Gravel** Construction: **Brick,Mixed,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Courtyard,Fire Pit,Private Entrance** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
 Int Feat: **Closet Organizers,Laminate Counters,Open Floorplan,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Den</b>	<b>Main</b>	<b>9`11" x 4`9"</b>			

Legal/Tax/Financial

Condo Fee: **\$237** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0611597**

Remarks

Pub Rmks: **This small 6 unit building was completely renovated in the summer of 2006. The updates go well beyond the cosmetic features of the units. The wiring, plumbing and exterior of the building have all been addressed. You enter the unit through your own private entrance directly from the front of the building. When you enter the unit you will love how bright and wide open it is. The updates are top quality and very modern. The updates include refinished hardwood flooring in the living room, hallway and rear bedroom, tile flooring in the kitchen and bathroom, brand new shaker kitchen cabinets, knock down stipple ceiling, rounded corner bead and all 4 kitchen appliances are stainless steel. There is also a front loading washer/dryer in the suite as part of the renovation. The living room is very bright and an excellent size for entertaining. The kitchen has room for a large table and tons of counter top working area. The bedroom offers two large windows and a good size walk in closet with organizer . Private parking stall at the rear of the unit with alley access (north stall) Located on a bus route with great access to downtown, Marda Loop and the 17 Ave shopping.**

Inclusions:  
Property Listed By: **None**  
**MaxWell Capital Realty**

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





