



THE
A-TEAM

**RE/MAX
FIRST**

220 26 Avenue #104, Calgary T2S 0M4

MLS® #: **A2163003**

Area: **Mission**

Listing Date: **09/06/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Secured, Stall, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Fireplace(s), Hot Water**
Sewer:
Ext Feat: **Courtyard, Other**

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Hardwood, Linoleum, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 8`11"	Dining Room	Main	14`8" x 10`5"
Living Room	Main	17`6" x 15`1"	Bedroom - Primary	Main	17`8" x 11`1"
Bedroom	Main	14`4" x 9`0"	Laundry	Main	10`1" x 6`4"
3pc Ensuite bath	Main		3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$803

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **7910580**

Remarks

Pub Rmks: **Welcome to the desirable & vibrant community of Mission! Next to picturesque Elbow River, this convenient & centrally located ground floor unit in a super quiet complex provides 1,266 sq ft of living space that is sure to impress with its spaciousness. As the perfect blank canvas to update & personalize to your own preferences & needs, the thoughtfully designed layout also supplies ample privacy with an accommodating entry area & roomy front hallway. As you head in further, the inviting living room (framed by a corner fireplace) & dining area is perfect for entertaining & relaxing while giving you options to re-configure to your own liking - have the freedom to create a work space, a reading corner, or a spot for your other pursuits! Nearby, the kitchen offers further possibilities along with stainless steel appliances & additional space designed for a nook or could be used for an island, prep area, or coffee/drinks station. Pairing nicely to all of this & a very unique feature are the common courtyard & patio areas accessible from the living & dining rooms. When you are ready to wind down, retreat to the generous master bedroom that offers a walk through closet, access to a private deck, & a full 4 piece ensuite with jack & jill access to the 2nd full bathroom, giving further flexibility of using either a shower or bathtub easily! The well-sized 2nd bedroom & a useful laundry/storage room complete the package. Important features include; newer vinyl windows throughout, insuite laundry & an assigned underground parking spot (with storage space close by in a separate room). Beyond the home, enjoy being steps from the Elbow River & its many pathways while being walking distances to the trendiest eateries, cafes, shops, & amenities that 4th St & 17th Ave has to offer! Having Downtown, the vibrant Beltline area, the MNP Community & Sports Centre, & the many green spaces nearby with quick access to LRT/transit & Macleod Tr also makes this location very attractive - perfect for buyers able to maximize the potential of this sprawling unit.**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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