



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1920 26 Street #202, Calgary T3E 2A1**

MLS® #: **A2164186**      Area: **Killarney/Glengarry**      Listing Date: **09/10/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Assigned,Stall**

Finished Floor Area

Abv Sqft: **931**  
 Low Sqft:  
 Ttl Sqft: **931**

DOM

**9**

Layout

Beds: **2 ( 2 )**  
 Baths: **1.0 ( 1 0 )**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
 Utilities:

Room Information

| Room                     | Level       | Dimensions           | Room                        | Level       | Dimensions             |
|--------------------------|-------------|----------------------|-----------------------------|-------------|------------------------|
| <b>4pc Bathroom</b>      | <b>Main</b> | <b>4`10" x 8`10"</b> | <b>Bedroom</b>              | <b>Main</b> | <b>11`0" x 10`0"</b>   |
| <b>Kitchen</b>           | <b>Main</b> | <b>11`4" x 10`5"</b> | <b>Living Room</b>          | <b>Main</b> | <b>15`11" x 16`10"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>13`6" x 12`0"</b> | <b>Furnace/Utility Room</b> | <b>Main</b> | <b>4`10" x 12`3"</b>   |

Legal/Tax/Financial

Condo Fee: **\$495**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq:

**Monthly**

Legal Desc: **0914727**

Remarks

Pub Rmks: **Quintessential in design, this inspiring two-bedroom condo is one you can only dream of! Located in the heart of Killarney and just steps from 17th avenue, this property is the perfect live-in or rent-out investment. The design is impressive, with over 900 square feet of living space, in a desirable end unit with no neighbours on one side. From the moment you walk in, you will feel at home. Your kitchen, timeless in design, boasts maple cabinetry and features a rare walk-in pantry. The kitchen is enhanced with stunning tile features, professional appliances, matte black hardware and a lovely island - the ideal centrepiece for hosting. The kitchen seamlessly transitions into your open-concept family room and dining area. This extraordinary room is striking, with an abundance of natural light from the additional windows offered on this end unit, to the cozy fireplace and warmth of real hardwood floors. The bright family room is as large as what you would normally find in a single-family home. From here, you can walk out to your west-facing patio and enjoy the sunset while BBQing, as you have a natural gas line. This outdoor oasis is covered so you can take in the sunset, rain or shine. Down the hall, the bedrooms are ensconced on one end of the home, offering the ideal configuration for privacy. The primary bedroom has space for a king-sized bed and the showpiece of this sanctuary is having two spacious closets in your primary bedroom, because you deserve it! The second bedroom is also very generous in size and is ideal family members, guests, or can be converted into an office or gym. Across the hall, you will love your luxurious four-piece spa which features an extended vanity with matching granite countertops and remodelled black accents. This property has in-suite laundry and a large storage area, perfect for you to stay awhile. This boutique building has only six units, with this configuration allowing this unit to span the entire width of the building. This allows there to be windows on three exterior walls of the condo, making this property feel like a home. The unique plan features a front and back entrance, with the back entrance leading you to your personal parking. For the savvy investor in you, this property is in a desirable location close to the downtown core, amenities of 17th, transit system and Mount Royal University. It is perfectly staged, and fortunately the furniture is negotiable. This complex is one of the rare buildings that allows Airbnb with board approval. Built in 2009 - the exterior and building components are still relatively new! Recent upgrades include Washer/Dryer 2022, Water Heater 2019, Carpet 2020, Paint 2024, Lighting/Hardware/Faucets 2024. Whether you are a first-time buyer, investor, or those looking to right size, this property offers exceptional value!**

Inclusions:  
Property Listed By:

**N/A  
Real Estate Professionals Inc.**

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

















202-1920 26 St SW, Calgary, AB  
Main Floor Interior Area 931.77 sq ft



0 5 10  
PREPARED: 2024/09/07  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.