

**1724 26 Avenue #401, Calgary T2T 1C9**

MLS®#: **A2167213**      Area: **Bankview**      Listing **09/26/24**      List Price: **\$335,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 24-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall,Underground**

Finished Floor Area  
 Abv Sqft: **1,092**  
 Low Sqft:  
 Ttl Sqft: **1,092**

DOM  
**57**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	9`4" x 4`2"	Living Room	Main	13`3" x 15`8"
Dining Room	Main	16`5" x 10`0"	Kitchen	Main	17`0" x 12`4"
Pantry	Main	3`8" x 3`7"	4pc Bathroom	Main	8`0" x 4`11"
Balcony	Main	13`3" x 5`0"	Bedroom - Primary	Main	14`11" x 11`8"
4pc Ensuite bath	Main	8`8" x 5`10"	Walk-In Closet	Main	6`2" x 5`10"
Bedroom	Main	13`2" x 9`9"	Balcony	Main	15`10" x 2`1"

Legal/Tax/Financial

Condo Fee:  
**\$896**

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

Zoning:  
**M-C2**

Legal Desc: **0511708**

Remarks

Pub Rmks: **Welcome to The Pavilion! Discover your dream home in the highly sought-after inner-city community of Bankview. Just steps away from the trendy Marda Loop, this beautifully maintained condo embodies the best of urban living. As you step inside, you're greeted by a spacious open floor plan that maximizes both style and functionality. The modern kitchen features sleek cabinetry, a generous pantry, and ample counter space, making it a chef's delight. The kitchen seamlessly flows into a bright living area, filled with natural light from large windows, creating an inviting atmosphere for relaxation or entertaining. This unit boasts 2 bedrooms, 2 bathrooms, and 1,092 square feet of well-designed living space, complete with a convenient laundry/storage room. The generous patio off the living room is ideal for barbecuing or sipping your morning coffee while enjoying the outdoors. Additional highlights include an assigned secure heated underground parking stall and covered visitor parking for your guests. With its prime location and competitive pricing, this exceptional condo won't last long! Schedule your private viewing today and experience all that this remarkable property has to offer!**

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

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





