



THE
A-TEAM

**RE/MAX
FIRST**

1915 26 Street #307, Calgary T3E 2A2

MLS® #: **A2171955** Area: **Killarney/Glengarry** Listing Date: **10/12/24** List Price: **\$248,800**
 Status: **Active** County: **Calgary** Change: **-\$1k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **762**
 Low Sqft:
 Ttl Sqft: **762**

DOM

40
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,Heated Garage,See Remarks,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`11" x 6`5"	Dining Room	Main	8`7" x 7`1"
Living Room	Main	14`2" x 11`4"	Laundry	Main	8`3" x 4`11"
Bedroom - Primary	Main	11`4" x 8`9"	Bedroom	Main	11`4" x 9`2"
4pc Bathroom	Main	11`5" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$609** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc:

9811849

Fee Freq:
Monthly

Remarks

Pub Rmks:

Nestled in the heart of the city, this charming condo offers a modern urban lifestyle with a prime location and an array of conveniences at your doorstep. Discover the ease of city living with the C-Train station just a short walk away, ensuring effortless commuting options. For pet owners, the nearby dog park provides a perfect spot for furry friends to play and socialize. Stay active and fit with a fitness center conveniently located down the road, while nature enthusiasts will appreciate the proximity to the serene river, ideal for leisurely walks. Golf enthusiasts will be delighted by the close proximity to the prestigious Shaganappi golf course, offering endless opportunities for outdoor recreation. Step inside this thoughtfully updated condo to find a spacious layout that defies its inner-city origins. Boasting two bedrooms, this condo is perfect for individuals, couples, or small families looking for comfort and functionality. Enjoy the added tranquility and privacy of being on the top floor, with no neighbors above or relax and soak in the stunning views from your west-facing balcony, perfect for enjoying picturesque sunsets and al fresco dining. The kitchen boasts sleek white cabinetry and easy access to the dining room and living room. A spacious full bathroom and INSUITE LAUNDRY add to the convenience and functionality of this charming apartment. This wonderful home has also been freshly painted throughout. The convenience extends beyond the unit with underground heated secure parking, ensuring your vehicle stays protected and warm year-round. The building itself has undergone significant renovations, ensuring a modern and updated feel. Recent upgrades including new windows, balcony, colors, carpet, paint, and lighting enhance both aesthetic appeal and functionality. This cute condo offers the perfect blend of modern convenience and urban living. Experience the effortless lifestyle of low-maintenance living in the vibrant heart of Calgary's sought-after SW community, Killarney. Situated just a brief 10-minute stroll from the C train station, Killarney Rec Centre, and the chic ambiance of 17th Ave, convenience is at your doorstep. With boutique shopping and delectable dining options of the downtown entertainment district and Marda Loop mere minutes away, indulge in the city's finest offerings. For commuters, seamless access to Crowchild, Bow, and Glenmore trails ensures a swift journey. Don't miss the opportunity to make this your new home sweet home!

Inclusions:
Property Listed By:

**Washer and dryer unit as is
Real Broker**

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









