

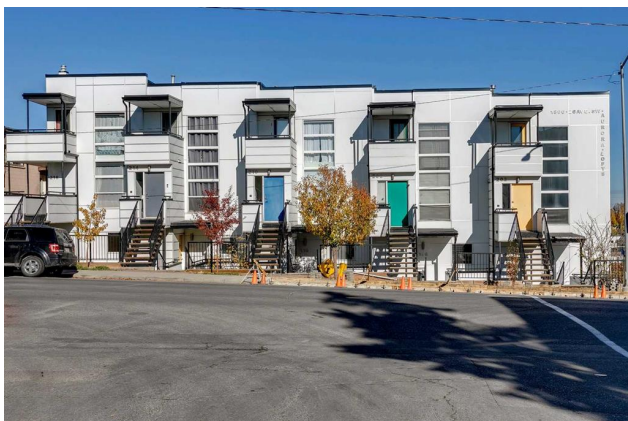


THE
A-TEAM

**RE/MAX
FIRST**

1800 26 Avenue #114, Calgary T2T 1E1

MLS® #: **A2174735** Area: **Bankview** Listing Date: **10/24/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1995**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **502**
 Low Sqft:
 Ttl Sqft: **502**

Access:
 Lot Feat: **Low Maintenance Landscape, Greenbelt, Views**
 Park Feat: **Parkade, Underground**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile, Concrete, Cork**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`0" x 11`0"	Dining Room	Main	12`0" x 6`5"
Living Room	Main	19`4" x 10`0"	Foyer	Second	13`9" x 5`2"
Loft	Second	13`1" x 9`8"	Porch - Enclosed	Second	10`8" x 5`8"
Laundry	Main	8`6" x 3`0"	Balcony	Main	15`3" x 15`0"
Bedroom - Primary	Main	16`5" x 10`8"	Bedroom	Second	11`6" x 10`11"
3pc Bathroom	Second	6`7" x 5`10"	4pc Ensuite bath	Main	9`9" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$532

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9611768**

Remarks

Pub Rmks: **With over 1260 SQUARE FEET of living space on 2 levels, this unique hillside building by award-winning architect Jeremy Sturgess overlooks downtown from it's balcony and has stunning 16-foot windows with a view all the way to Nose Hill. It is ideal for urban living with 2 beds, 2 full baths and den/loft. The main floor lower level features aesthetic polished concrete floors, NATURAL GAS fireplace and kitchen with QUARTZ countertops, STAINLESS STEEL gas stove, fridge, stainless steel backsplash & lots of storage. The living room and dining room area walk out to a huge balcony which OVERLOOKS downtown Calgary. The primary bedroom features a queen size Murphy bed as well as lots of built-in cabinets & drawers & is huge with walk-in closet and large 4 piece ensuite with QUARTZ countertops & soaker tub. The upstairs level is where you enter the unit and features a bedroom as well as lofted area with a 3 piece bathroom with QUARTZ countertops & shower. BONUSES include: underground heated parking, vacuflo system, storage unit, tons of storage within the unit, 18' vaulted ceilings, barn doors, hot water tank (2 yrs old). This unit is stunning and is close to public transportation, shopping on 14th Street as well as Marda Loop, is precisely one minute walk to off leash dog park, 1 minute walk to playground.**

Inclusions: **all window coverings, garage fob (1), alarm system (unmonitored), TV & wall mount in primary bedroom, murphy bed and mattress in primary bedroom, vacuflo system & attachments**

Property Listed By: **RE/MAX Realty Professionals**

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





