



THE
A-TEAM

**RE/MAX
FIRST**

1530 26 Avenue #8, Calgary T2T 1C5

MLS® #: **A2177007**

Area: **Bankview**

Listing Date: **11/07/24**

List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1963**

Finished Floor Area
Abv Sqft: **869**
Low Sqft:
Ttl Sqft: **869**

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Covered,Stall**

Utilities and Features

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

Construction: **Brick,Concrete,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,No Smoking Home,Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 12`3"	Kitchen	Main	13`0" x 8`6"
Dining Room	Main	12`9" x 10`7"	Bedroom - Primary	Main	12`7" x 10`5"
Bedroom	Main	12`8" x 12`0"	Foyer	Main	9`0" x 4`0"
4pc Bathroom	Main	10`1" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$613

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0513222**

Remarks

Pub Rmks: **This is the one you have been waiting for! This unique top floor 2-bedroom Bankview condo features a bright open concept floorplan and \$20,000 in brand new renovations just completed. The entire building was a conversion in 2005, built to very high standards and custom finishings throughout. Very well maintained and managed 8 unit building. You will love the brand new luxury vinyl plank flooring as you enter this penthouse unit. Gorgeous kitchen with concrete countertops, tile backsplash, Wenge custom kitchen cabinetry, stainless steel appliances, undermount sink, and large center island with built in storage shelves. Open to the dining area and large living room with sliding doors to the massive 100 sq ft sunny South facing patio! The perfect spot to relax after a long day with a glass of wine. Both bedrooms are a great size with large windows and adjoining 4-piece bathroom with new fixtures and marble vanity, soaker tub, and laundry with new washer and dryer. Freshly painted throughout and all new trim and baseboards. This unit also features window A/C, covered and powered parking stall, and separate storage locker. Prime location in the heart of Bankview walking distance to pubs and shops on 17th and 33rd Ave! Surrounded by parks and schools and a quick commute to DT. This unit is a must see!**

Inclusions: **A/C wall unit**
Property Listed By: **Real Broker**

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









