



THE
A-TEAM

**RE/MAX
FIRST**

1724 26 Avenue #401, Calgary T2T 1C9

MLS®#: **A2185072**

Area: **Bankview**

Listing Date: **01/02/25**

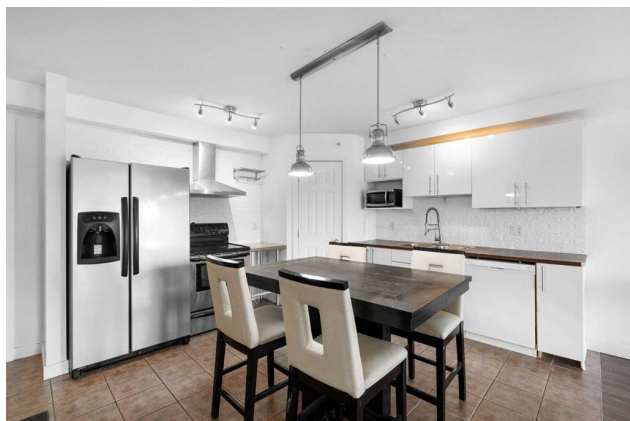
List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

20

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
Laundry	Main	9`4" x 4`2"
Dining Room	Main	16`5" x 10`0"
Pantry	Main	3`8" x 3`7"
Balcony	Main	13`3" x 5`0"
4pc Ensuite bath	Main	8`8" x 5`10"
Bedroom	Main	13`2" x 9`9"

Room	Level	Dimensions
Living Room	Main	13`3" x 15`8"
Kitchen	Main	17`0" x 12`4"
4pc Bathroom	Main	8`0" x 4`11"
Bedroom - Primary	Main	14`11" x 11`8"
Walk-In Closet	Main	6`2" x 5`10"
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: **Explore this impeccably maintained unit in the highly desirable inner-city neighborhood of Bankview, just steps away from the vibrant Marda Loop. This chic condo provides everything you need for comfortable urban living. Inside, you'll find a spacious open-concept layout featuring a modern kitchen with stylish cabinetry, a large pantry, and plenty of counter space. The kitchen flows effortlessly into the bright living room, filled with natural light from expansive windows. This home includes 2 bedrooms, 2 bathrooms, and 1,092 sqft of living space, along with a laundry/storage room. The spacious patio off the living room is ideal for grilling or sipping your morning coffee. Additional highlights include a secure, heated underground parking stall and covered visitor parking. With its prime location and competitive price, this condo won't last long! Schedule your private showing today to discover all that this exceptional property has to offer.**

Inclusions: **NA**
Property Listed By: **eXp Realty**

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



