



THE
A-TEAM

**RE/MAX
FIRST**

1611 26 Avenue #3, Calgary T2T 1C7

MLS®#: **A2185116**

Area: **South Calgary**

Listing Date: **01/03/25**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **800**
Low Sqft:
Ttl Sqft: **800**

DOM

29
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Enclosed,Garage Faces Rear,Rear Drive,Single Garage Detached

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`8" x 11`1"	Living Room	Main	15`10" x 15`1"
Laundry	Main	4`0" x 2`8"	Balcony	Main	10`0" x 5`3"
Balcony	Main	21`0" x 7`6"	Bedroom - Primary	Main	12`8" x 11`5"
Bedroom	Main	11`8" x 9`0"	4pc Bathroom	Main	7`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$515

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0912125**

Remarks

Pub Rmks: **Welcome to Chateau Lucille—a boutique, six-unit condominium project perfectly situated in the coveted inner-city community of South Calgary. Enveloped by the allure of Marda Loop’s eclectic shops and dining options, as well as the energy of 17th Avenue, this premier residence delivers a seamless fusion of urban sophistication and neighborhood charm. Originally reimagined in 2009 with a comprehensive rebuild and conversion, Chateau Lucille stands out for its exceptional construction quality and refined upgrades. Within its walls, you’ll discover a meticulously appointed 2-bedroom, 1-bathroom suite offering 800 square feet of thoughtfully designed living space. The open-concept interior showcases newly installed engineered hardwood floors and a remodeled chef’s kitchen, complete with premium JennAir appliances, granite countertops, mosaic-tile backsplash, under-cabinet lighting, and a spacious island with abundant storage—ideal for culinary enthusiasts and entertainers alike. Anchoring the main living area is a cozy electric fireplace, setting a warm ambiance that extends toward a generous walkout patio—perfect for morning coffee or evening gatherings. Beyond the main living space, two well-proportioned bedrooms await, served by a fully appointed 4-piece bathroom outfitted with modern finishes, Grohe plumbing fixtures, a rainfall shower-head, and granite-topped vanity. The primary bedroom easily accommodates king-sized furniture and boasts its own south-facing patio overlooking a tranquil courtyard retreat—a peaceful spot to unwind while maintaining a connection to the vibrant city around you. This well-planned layout includes both front and rear door access for enhanced convenience and functionality. Secure entrances, video surveillance, and a private garage further elevate the sense of exclusivity, while assigned parking and a dedicated secure storage locker are uncommon perks in the inner city. With only six suites in the complex, Chateau Lucille offers low-density living, pet-friendly policies, and a shared courtyard for added outdoor enjoyment. Monthly condo fees of \$515 include heat and water, reflecting responsible management and thoughtful stewardship of the property. Additional conveniences—such as in-suite laundry, a walk-in closet at the entry, and supplementary garage storage—round out the many advantages of this turn-key residence. Do not miss your chance to acquire a truly sophisticated urban retreat in one of Calgary’s most desirable communities!**

Inclusions: **Window Coverings**
Property Listed By: **eXp Realty**

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





