



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1915 26 Street #101, Calgary T3E 2A2**

MLS® #: **A2186390**      Area: **Killarney/Glengarry**      Listing Date: **01/10/25**      List Price: **\$224,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **750**  
 Low Sqft:  
 Ttl Sqft: **750**

**Assigned, Underground**

DOM

**12**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Stucco, Wood Frame**  
 Heating: **Baseboard**      Flooring: **Ceramic Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**  
 Int Feat: **Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 13`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 16`2"</b>

Legal/Tax/Financial

Condo Fee: **\$561**      Title: **Fee Simple**      Zoning: **M-C1**  
 Fee Freq: **Monthly**

Legal Desc:

9811849

Remarks

Pub Rmks:

**Discover the perfect blend of modern design and everyday functionality in this beautifully updated 1-bedroom, 1-bathroom condo. Boasting an open-concept layout, this home is packed with updates, including new flooring, baseboards/trim, fresh paint, renovated bathroom, range hood and stove - all in 2024. The thoughtfully designed kitchen impresses with a generous island, an abundance of sleek white cabinetry, and contemporary upgraded lighting, making it ideal for cooking and entertaining. Step into the spacious bedroom, featuring elegant double French doors, a custom-built walk-in closet to fit the space along with built-in organizers, and large windows that flood the space with natural light. The living room flows seamlessly onto a roomy patio surrounded by privacy glass, offering a tranquil retreat perfect for relaxation or entertaining. The building itself has seen significant updates in recent years, including new paint inside and out, flooring, windows, and sidewalks, ensuring a modern and refreshed environment. Additional conveniences include the potential for in-suite laundry (with board approval), shared laundry facilities just outside the unit, and secure underground parking for peace of mind. The building is professionally managed and pet friendly. Located just 3 blocks from the C-train, and 15 minutes to downtown via C-train or bike ride, this condo is ideally situated. Close by amenities include the Killarney Aquatic and Recreation Centre, Shaganappi Golf Course, vibrant shopping, dining, yoga studios, and more. With a quick commute to Mount Royal University and the University of Calgary, this property is perfect for professionals, students, or first-time buyers. Don't miss this rare opportunity to own a modern, updated condo at an incredible price point so close to the city's core!**

Inclusions:

N/A

Property Listed By:

CIR Realty

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









