



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1521 26 Avenue #101, Calgary T2T1C4**

MLS®#: **A2190532**      Area: **South Calgary**      Listing Date: **01/28/25**      List Price: **\$289,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
 Abv Sqft: **476**  
 Low Sqft:  
 Ttl Sqft: **476**

**Parkade,Stall**

DOM

**8**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Other**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Outdoor Grill**

Construction: **Composite Siding,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Oven,Garburator,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Open Floorplan,Smart Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 3`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`3" x 3`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 10`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 9`3"</b>
<b>Den</b>	<b>Main</b>	<b>8`0" x 6`6"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$373

**Fee Simple**  
Fee Freq:  
**Monthly**

M-C2

Legal Desc: 1512592

Remarks

Pub Rmks: **A well-designed condo in a fantastic location, featuring smart home technology that allows you to control access, lights, and temperature right from your phone. The unit offers plenty of storage, along with an in-unit washer and dryer. The den can be used as a guest bedroom or a home office. Enjoy the convenience of heated underground parking and additional separate storage within the fully secured building. Residents also have access to a green roof patio, perfect for entertaining. Just half a block to the bus stop. A beautiful cherry tree in front of the living room window adds charm - especially stunning in spring!**

Inclusions: N/A  
Property Listed By: Bode

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









