



THE
A-TEAM

**RE/MAX
FIRST**

2121 26 Avenue #2, Calgary T2T 1E7

MLS® #: **A2199172**

Area: **Richmond**

Listing Date: **03/05/25**

List Price: **\$299,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1952**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

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

DOM

48

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Brick,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Laminate Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 7`3"	Bedroom	Main	9`5" x 10`11"
Dining Room	Main	12`0" x 5`10"	Kitchen	Main	12`0" x 5`10"
Living Room	Main	12`0" x 11`10"	Bedroom - Primary	Main	11`3" x 13`0"

Legal/Tax/Financial

Condo Fee:
\$290

Title: **Fee Simple**
Fee Freq:

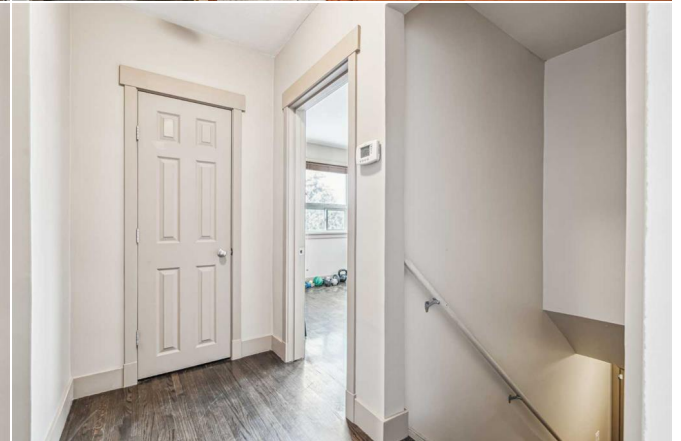
Zoning: **M-C1**

Legal Desc:	0611597	Monthly	Remarks
Pub Rmks:	<p>*Open house on Friday, April 4 from 5pm-7pm* Welcome home! With LOW CONDO FEES, this property offers convenience and affordability. OR this could be a fantastic opportunity for the savvy investor for either long-term or short-term rental. Discover the perfect blend of style, comfort, and convenience in this beautifully updated 2-bedroom apartment in Richmond. WALKING DISTANCE TO MARDIA LOOP. Originally designed as a show suite, this bright and modern unit exudes sophistication with tasteful renovations completed in 2007. Nestled in a well-maintained six-plex, this home is ideal for those who appreciate both luxury and practicality. Step inside to find a sunlit open-concept living space enhanced by elegant custom wooden blinds and gleaming stainless steel appliances. The contemporary kitchen offers sleek countertops and ample cabinetry, making meal prep effortless. Central air conditioning ensures year-round comfort, while the thoughtfully designed layout maximizes both function and flow. Both bedrooms provide generous space, perfect for relaxation or a stylish home office setup. Storage is never an issue with plenty of closet space, additional storage areas, and an assigned SINGLE GARAGE for ultimate convenience. Located in the vibrant Richmond community, you're just minutes away from the trendy shops and restaurants of Marda Loop, the lively energy of 17th Ave, and the seamless connectivity of Crowchild Trail. Downtown Calgary is just a quick commute, making this home a prime location for urban dwellers. With its modern upgrades, unbeatable location, and incredible value, this is a must-see! Book your private viewing today and experience the perfect balance of comfort and city living.</p>		
Inclusions:	N/A		
Property Listed By:	RE/MAX iRealty Innovations		

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







2-2121 26 Ave SW, Calgary, AB

Main Floor Exterior Area 847.89 sq ft
Interior Area 790.59 sq ft



PREPARED: 2020/03/04



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.