



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 1530 26 Avenue SW  
Calgary, Alberta

MLS # A2243245



**\$118,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	285 sq.ft.	Age:	1963 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 192
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bar		

Inclusions: n/a

Looking to simplify your lifestyle? This is it! Located in the desirable community of Bankview, this bright and charming unit features an efficient layout with a kitchen, bathroom, and a versatile den that can double as a bedroom. Oversized windows flood the space with natural light, and the hardwood floors add warmth and character. It's the perfect opportunity to step into the real estate market—affordable, functional, and full of potential.