



GRASSROOTS
REALTY GROUP

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203, 1915 26 Street SW
Calgary, Alberta

MLS # A2251150



\$189,000

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	735 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Cedar, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 621
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: NA

This bright and inviting 2-bedroom, 1-bath home offers a thoughtful layout designed for comfortable everyday living. The open-concept living and dining areas flow seamlessly together, creating a comfortable space perfect for relaxing or entertaining, while the kitchen's practical design with a breakfast bar adds everyday convenience. Enjoy the ease of a spacious in-suite storage room — with the potential to add your own laundry for even more comfort and functionality (with board approval). Updated flooring throughout and a welcoming atmosphere make this unit truly move-in ready. Step outside to your large private balcony, the perfect spot for morning coffee or an evening unwind. This well-run and professionally managed condo also includes heated underground parking, so you can skip scraping windshields in winter. Perfectly positioned in one of Calgary's most desirable inner-city locations, you're just minutes from downtown, the Killarney Aquatic Centre, Shaganappi Golf Course, 17th Avenue's shops and restaurants, and both Mount Royal University and the University of Calgary. With nearby C-Train access and major routes, commuting is effortless. With immediate possession available, this home is an ideal opportunity for first-time buyers, students, or investors seeking a well-managed building in a prime location.