



**5, 1530 26 Avenue SW  
Calgary, Alberta**

**MLS # A2290682**



**\$275,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

**Inclusions:** N/A

Welcome to this stunning executive 2-bedroom, 1-bathroom condo nestled in the heart of sought-after Bankview, one of Calgary's most vibrant and walkable inner-city neighbourhoods. Perched on the escarpment just minutes from the downtown core, this is a community that rewards those who seek a true urban lifestyle without sacrificing neighbourhood warmth. This is the backdrop of everyday life when you call this remarkable inner-city address home. Step inside and feel the difference immediately. This unit delivers a bold, thoughtfully curated industrial chic aesthetic that perfectly mirrors the creativity and character of the neighbourhood all around it. The open-concept floor plan is anchored by rich hardwood flooring, dramatic poured concrete countertops in the kitchen, and oversized south-facing windows that flood every corner with brilliant natural sunlight from morning through late afternoon. Natural light at this calibre is not a given in an inner-city condo, and here it is truly one of the defining features of the overall daily living experience. The kitchen is fully equipped with a sleek stainless-steel appliance package, a stylish eating bar perfect for casual morning coffee or relaxed evening entertaining, and generous counter and cabinet space thoughtfully designed for those who love to cook and gather. And when you are ready to venture out, the eclectic boutiques, acclaimed restaurants, and independent cafes of 17th Ave SW are just a short stroll away. The open dining and living areas are spacious and wonderfully versatile, large enough to accommodate a variety of furniture arrangements, and flexible enough to shift effortlessly between hosting a crowd after a night out on the town and a quiet, cozy evening in. Both bedrooms are well-proportioned and bright, each offering ample closet storage and a calm, restful atmosphere that busy urban

professionals genuinely appreciate after a full day in the city. The 4-piece bathroom has been beautifully updated with custom tile work that carries the polished industrial aesthetic throughout with real cohesion and care. Convenient stackable laundry adds everyday convenience that elevates this space well beyond a typical condo offering. Step out onto the oversized private balcony, generously sized and finished with elegant, frosted glass panels for enhanced privacy. Ideal space for alfresco dining, or simply enjoying a glass of wine with friends on a warm summer evening. All of this is genuinely rare at this inner-city price point. Ideally centred between 33rd Ave and 17th Ave SW, you are steps from Calgary's finest restaurants, coffee shops, boutique fitness studios, live music, and much more. Bankview Park and its off-leash area are right at your doorstep, and downtown is just minutes away by car or bike. This exceptional unit includes a dedicated assigned parking stall and a private storage locker. Truly a one-of-a-kind gem in one of Calgary's most beloved inner-city neighbourhoods!!