



201, 1920 26 Street SW  
Calgary, Alberta

MLS # A2291626



**\$364,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Pad, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** -

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 615

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** NA

Welcome to inner-city living in Killarney—steps to 17th Ave’s parks, cafés, restaurants, and a 5-minute walk to the Shaganappi C-Train. Built in 2009, this well-run, 6-unit boutique building has been meticulously maintained. Inside, you’ll find over 930 sq. ft. of bright, open space that lives more like a townhouse than a condo, thanks to both front and rear entrances (the back door leads directly to your assigned parking stall). The main living area features new Connel hickory hardwood, a gas fireplace, and an airy dining/entertaining zone. Off the living room is your west-facing, covered balcony—perfect for sunset viewing and BBQs with a natural gas line already in place. The kitchen is thoughtfully appointed with a pantry, granite countertops, stainless steel appliances, and an island with breakfast bar. Sleep spaces are smartly separated: a large primary bedroom with two closets, plus a well-sized second bedroom for guests, office, or gym. A 4-piece bathroom with granite and an in-suite laundry area complete the plan. Additional perks: a new hot water tank (2020) and Airbnb permitted with board approval—this unit is already outfitted and short-term-rental ready. An excellent opportunity for first-time buyers and investors seeking a turnkey home in one of Calgary’s most convenient inner-city locations.