



**GRASSROOTS**  
REALTY GROUP

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4, 1928 26 Street SW  
Calgary, Alberta

MLS # A2146880



**\$345,000**

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	830 sq.ft.	Age:	1992 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: None

Welcome to urban living at its finest! Nestled in a superior location, this renovated 2nd floor condo offers an open, bright floor plan (windows, windows, windows) boasting functional elegance with hardwood floors throughout. The heart of the home, a chef's dream kitchen awaits, featuring granite countertops, an abundance of cupboards with dove-tail drawers and new lighting fixtures throughout. The spacious living area is adorned with a cozy gas fireplace and opens seamlessly to a sunny balcony, complete with a gas BBQ hookup. Retreat to the large primary bedroom, boasting two closets and ample natural light flooding throughout two large windows. The second bedroom offers versatility, ideal for a home office or guest room. An upgraded 4-piece main bathroom adds to the allure of this immaculate space. Convenience is a key with the in-suite laundry equipped with a full-sized NEW washer and dryer, while a large storage room in the basement ensures ample space for belongings. Two separate entrances enhances accessibility to the condo! Enjoy the proximity to Killarney Pool & Rec. Centre, West LRT Station, close to downtown making every amenity easily accessible. With its ideal inner-city location and an array of modern comforts, this condo offers the perfect retreat to call home!!