



**8, 1530 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2177007**



**\$300,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1963 (61 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 613
<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>	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** A/C wall unit

This is the one you have been waiting for! This unique top floor 2-bedroom Bankview condo features a bright open concept floorplan and \$20,000 in brand new renovations just completed. The entire building was a conversion in 2005, built to very high standards and custom finishings throughout. Very well maintained and managed 8 unit building. You will love the brand new luxury vinyl plank flooring as you enter this penthouse unit. Gorgeous kitchen with concrete countertops, tile backsplash, Wenge custom kitchen cabinetry, stainless steel appliances, undermount sink, and large center island with built in storage shelves. Open to the dining area and large living room with sliding doors to the massive 100 sq ft sunny South facing patio! The perfect spot to relax after a long day with a glass of wine. Both bedrooms are a great size with large windows and adjoining 4-piece bathroom with new fixtures and marble vanity, soaker tub, and laundry with new washer and dryer. Freshly painted throughout and all new trim and baseboards. This unit also features window A/C, covered and powered parking stall, and separate storage locker. Prime location in the heart of Bankview walking distance to pubs and shops on 17th and 33rd Ave! Surrounded by parks and schools and a quick commute to DT. This unit is a must see!