



**3, 1611 26 Avenue SW
Calgary, Alberta**

MLS # A2185116



\$339,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	801 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Enclosed, Garage Faces Rear, Rear Drive, Single Garage Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters		

Inclusions: Window Coverings

Welcome to Chateau Lucille—a boutique, six-unit condominium project perfectly situated in the coveted inner-city community of South Calgary. Enveloped by the allure of Marda Loop’s eclectic shops and dining options, as well as the energy of 17th Avenue, this premier residence delivers a seamless fusion of urban sophistication and neighborhood charm. Originally reimagined in 2009 with a comprehensive rebuild and conversion, Chateau Lucille stands out for its exceptional construction quality and refined upgrades. Within its walls, you’ll discover a meticulously appointed 2-bedroom, 1-bathroom suite offering 800 square feet of thoughtfully designed living space. The open-concept interior showcases newly installed engineered hardwood floors and a remodeled chef’s kitchen, complete with premium JennAir appliances, granite countertops, mosaic-tile backsplash, under-cabinet lighting, and a spacious island with abundant storage—ideal for culinary enthusiasts and entertainers alike. Anchoring the main living area is a cozy electric fireplace, setting a warm ambiance that extends toward a generous walkout patio—perfect for morning coffee or evening gatherings. Beyond the main living space, two well-proportioned bedrooms await, served by a fully appointed 4-piece bathroom outfitted with modern finishes, Grohe plumbing fixtures, a rainfall shower-head, and granite-topped vanity. The primary bedroom easily accommodates king-sized furniture and boasts its own south-facing patio overlooking a tranquil courtyard retreat—a peaceful spot to unwind while maintaining a connection to the vibrant city around you. This well-planned layout includes both front and rear door access for enhanced convenience and functionality. Secure entrances, video surveillance, and a private garage further elevate the sense of

exclusivity, while assigned parking and a dedicated secure storage locker are uncommon perks in the inner city. With only six suites in the complex, Chateau Lucille offers low-density living, pet-friendly policies, and a shared courtyard for added outdoor enjoyment. Monthly condo fees of \$515 include heat and water, reflecting responsible management and thoughtful stewardship of the property. Additional conveniences—such as in-suite laundry, a walk-in closet at the entry, and supplementary garage storage—round out the many advantages of this turn-key residence. Do not miss your chance to acquire a truly sophisticated urban retreat in one of Calgary's most desirable communities!