



GRASSROOTS
REALTY GROUP

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103, 1724 26 Avenue SW
Calgary, Alberta

MLS # A2203530



\$279,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Track Lighting		

Inclusions: N/A

This beautifully updated EXECUTIVE condo is ideal for working professionals, families, empty nesters, or as an investment property. The spacious open floor plan offers an ABUNDANCE of NATURAL LIGHT! You will immediately notice the pride of ownership, with fresh paint and new carpets! The impressive "U Shaped" kitchen features stunning quartz counters, modern cabinetry, and a handy corner pantry for additional storage. Perfect for entertaining, the flush eating bar seamlessly flows to the dining area and bright living room. Off the Living room is direct access to your own expansive patio area ideal for summer BBQ's and gatherings. The thoughtfully designed primary room offers generous space, a large closet, and access to an upgraded 4 pc bath serving as a "cheater" ensuite. You will also find a well sized secondary bedroom, in suite laundry, secure heated underground parking, in floor heat, and plenty of visitor parking. Plus, a community Canada Post mailbox making large deliveries a breeze. Located on the quiet backside of the building away from the busy street. This prime location is close to Starbucks, parks, shops, restaurants, tennis courts and transit. Just a short stroll to trendy Marda Loop shopping district & the vibrant nightlife of 17th Ave. Book your private showing today of this well-managed building or view the virtual tour online!