



GRASSROOTS
REALTY GROUP

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101, 140 26 Avenue NW
Calgary, Alberta

MLS # A2212839



\$379,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	532 sq.ft.	Age:	1991 (34 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Step into this one-of-a-kind urban retreat, where modern design meets effortless comfort. This spacious two-storey condo features soaring ceilings and lofty architectural elements, including exposed concrete pillars and warm cork flooring that lend a sophisticated, industrial-chic vibe. The fully renovated kitchen feature sleek quartz countertops, stainless steel appliances, mosaic tiled backsplash and contemporary finishes throughout. Ample storage with a lovely dining room with "secret door" to additional storage. The main living space is anchored by a striking three-sided fireplace—perfect for cozy nights in or entertaining guests. The open-concept layout with over 1000 s.f. offers a retreat open to the main living area, creating a light-filled, airy ambiance. Relax and unwind in your spa-inspired bathroom, complete with a deep soaker tub and a separate walk-in shower. Soak up the sun on your private, south-facing patio, ideal for morning coffee or evening drinks. Your heated underground parking stall includes extra space for storing your gear. All this in a prime location just steps to groceries, restaurants, shops, services, and the downtown core. Excellent transit options and bike paths make commuting a breeze. Urban living never looked so good—come see for yourself!