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GRASSROOTS
REALTY GROUP

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4, 2121 26 Avenue SW
Calgary, Alberta

MLS # A2236593

$280,000

Division:	Richmond
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	793 sq.ft.	**Age:**	1952 (73 yrs old)
Beds:	2	**Baths:**	1

Garage:	Garage Door Opener, Single Garage Detached
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 290
Basement:	-	**LLD:**	-
Exterior:	Brick, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-

Features:	Breakfast Bar, Built-in Features, Storage, Walk-In Closet(s)

Inclusions:	N/A

Welcome to Richmond, one of Calgary’s most vibrant and sought-after inner-city neighborhoods! Tucked into a quiet 6-plex, this spacious 2-bedroom, 1-bath end unit offers nearly 800 sqft of beautifully lit living space, perfect for comfortable city living or smart investing. This is End Unit in 6-Plex. Step inside to discover a sun-filled spacious living room with large windows that flood the space with natural light. The primary bedroom features both a walk-in closet and a second closet with ample storage . The second bedroom is ideal for guests, a home office, or a cozy kid’s room. The kitchen offers generous space for cooking, dining, and gathering—perfect for both everyday meals and hosting friends. With bright, comfortable living room, the open layout makes the entire space feel connected, functional, and inviting. Outside, enjoy access to a large shared backyard with space for BBQs, gardening, or just soaking up the sun. And yes—you have your own garage, plus extra storage for your gear. Stay cool during the summer with your own A/C unit, and enjoy in-suite laundry (washer/dryer bought new in September 2023).The water tank is new , changed in September 2023. Low Condo fee and you can be part of management board because this building is self-managed by the owners.   ?? Walking distance to parks, trendy shops, cafes, transit, and just minutes to downtown—this location is unbeatable.