

**102, 1800 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2259996**



## \$379,900

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bankview                                                      |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,414 sq.ft.                                                  | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Secured, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                                             |               |                   |
| <b>Lot Feat:</b> | Views                                                         |               |                   |

|                    |                               |                   |        |
|--------------------|-------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Concrete, Hardwood            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber                        | <b>Condo Fee:</b> | \$ 642 |
| <b>Basement:</b>   | None                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                    | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan |                   |        |
| <b>Inclusions:</b> | None                          |                   |        |

Looking for a great deal? Look no further. Priced below market value! New York loft style inner city living with a view! Designed by award winning architect Jeremy Sturgess and situated in the vibrant community of Bankview, this updated, modern, loft style townhome has a lot to offer. Highlighted by dramatic architecture, soaring 2 story ceilings and stellar downtown views. Stunning main living area features 17' floor to ceiling windows, chic concrete floors, oversized patio space plus and updated kitchen. 2 tone crisp white & wood grain cabinetry with upgraded stainless-steel appliances clad in marble-style quartz countertops completes the kitchen. 2 generous bedrooms each with their own lavish ensuite and located on their own level. Upper loft area makes an ideal flex space, home office or gym. Heated, secure underground parking with adjacent heated storage locker. Keep your car parked and walk to numerous eclectic dining, shopping and entertainment options. Minutes to off leash dog park and Sandy Beach park and pathways. Easy access to the downtown core and major road arteries.