

201, 1920 26 Street SW
Calgary, Alberta

MLS # A2265427



\$389,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions:	NA
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Welcome to inner-city living in Killarney—steps to 17th Ave’s parks, cafés, restaurants, and a 5-minute walk to the Shaganappi C-Train. Built in 2009, this well-run, 6-unit boutique building has been meticulously maintained. Inside, you’ll find over 930 sq. ft. of bright, open space that lives more like a townhouse than a condo, thanks to both front and rear entrances (the back door leads directly to your assigned parking stall). The main living area features new Connel hickory hardwood, a gas fireplace, and an airy dining/entertaining zone. Off the living room is your west-facing, covered balcony—perfect for sunset viewing and BBQs with a natural gas line already in place. The kitchen is thoughtfully appointed with a pantry, granite countertops, stainless steel appliances, and an island with breakfast bar. Sleep spaces are smartly separated: a large primary bedroom with two closets, plus a well-sized second bedroom for guests, office, or gym. A 4-piece bathroom with granite and an in-suite laundry area complete the plan. Additional perks: a new hot water tank (2020) and Airbnb permitted with board approval—this unit is already outfitted and short-term-rental ready. An excellent opportunity for first-time buyers and investors seeking a turnkey home in one of Calgary’s most convenient inner-city locations.