

201, 1920 26 Street SW
Calgary, Alberta

MLS # A2316669



\$326,000

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 556

Basement: -

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-C1

Foundation: -

Utilities: -

Features: Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows

Inclusions: TV Mount & TV in living room

WELCOME HOME: Exceptional opportunity and value in Killarney/Glengarry — a bright, spacious 2-bedroom residence in a newer (2009), well-managed boutique building that truly feels like a home, not just another condo! This corner unit in a mature, tree-lined inner-city neighbourhood is minutes to downtown and offers rare privacy with no attached walls and a peaceful, quiet living environment. With a Walk Score of 88 and a Biker’s Paradise rating of 93, this location is ideal for commuting, errands and recreation. Enter a generous open-concept living area with upgraded hardwood flooring, recessed lighting, and a natural gas fireplace with striking stonework and mantel. The living room flows to a large kitchen island—perfect for counter stools allowing casual dining and socializing while you cook. The kitchen features stainless steel appliances, a corner pantry and stunning granite countertops that continue into the bathroom for a cohesive, upscale finish. Natural light fills the living space and spills onto a sunny west-facing balcony finished in durable slate. The balcony is large to enjoy your patio furniture, planters and gatherings, and includes a natural gas line for easy BBQ use—ideal for enjoying late-afternoon sun. Being a corner unit with no shared walls enhances privacy and creates an atmosphere more like a house than a typical condo. Functionality meets comfort with abundant storage: a large in-unit storage room, generous closets and in-suite laundry. Additional perks include an energized off-street parking stall, low condo fees, a newer energy-efficient furnace, and a pet-friendly small building that’s professionally managed. Location highlights: walk to Shaganappi Point C-Train station and major transit hubs for effortless downtown access; minutes to Marda Loop, 17th Avenue, Newcastle Pub, coffee shops, corner stores and

restaurants. Nearby amenities include Westbrook Mall, Shaganappi Point Golf Course, Killarney Aquatic & Recreation Centre, Killarney Off-Leash Dog Park, playgrounds and the Good Companions 50+ Club. Excellent connectivity to major roadways makes commuting by car, bike, foot or transit quick and easy. The two-bedroom layout offers the scale and flow of a house—rooms sized for comfortable living, hosting and daily life. Ideal for busy professionals, downsizers or first-time buyers seeking a secure, well-located inner-city home with substantial upgrades and outstanding value. Low fees, premium finishes, generous storage, energized parking and the quiet corner position combine to make this one of the best value homes in the neighbourhood. Don't miss this rare blend of space, quality, privacy and location in Killarney/Glengarry—an inner-city home that delivers the feel of a house with all the conveniences of condo living. Book your exclusive showing today.