

104, 1724 26 Avenue SW
Calgary, Alberta

MLS # A2338095



\$199,999

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: Window Coverings (including rod & curtains), Portable A/C Unit

Where inner-city living meets affordable homeownership, generous space and effortless convenience. Welcome to The Pavilion, a well-situated building in the vibrant and highly walkable community of Bankview—where Downtown, Marda Loop, restaurants and everyday amenities are all within easy reach. This first floor, 1 bedroom condo offers ~800 sq. ft. of exceptional living space, pairing the convenience of condominium living with the room, storage and functionality difficult to find at this price point. Step inside and the open-concept layout immediately unfolds before you, with the kitchen overlooking the dining & living areas before extending naturally toward the expansive outdoor patio beyond. The spacious U-shaped kitchen is functional, stylish and designed for connection, featuring ample cabinetry, tiled floor, full-height tile backsplash, generous counter space, full-sized stainless steel appliances, gorgeous quartz counters and an upgraded pull down faucet. A large corner pantry provides additional storage rarely found in a traditional 1 bedroom, while the massive flush eating bar accommodates a minimum of 4 stools. The kitchen transitions seamlessly into the dining & living areas, where durable luxury vinyl plank flooring, ‘baseboards and contemporary door trim create a clean, cohesive and modern feel. Expansive windows fill the space with natural light, while the generous layout comfortably accommodates both a dedicated dining area & an inviting living room—creating a conversational space for everyday living and entertaining alike. A charming patio sits just off the living room, decorated with landscaping, stonework and planters, creating a lovely extension of the home on the quieter side of the building, away from 26th Ave. With room for dining & lounging, there is plenty of space to barbecue, relax or create your own outdoor

oasis. Tucked off the main living areas, the bedroom and bathroom provide a sense of separation and privacy. The large bedroom offers plenty of room for a queen-sized bed, nightstands and a dresser, complemented by a large walk-in closet. Conveniently located beside the bedroom is an updated 4-piece bathroom featuring a stone countertop, tile backsplash and a full-height tiled shower & tub. Functionality continues throughout the condo with two large coat closets—ideal for seasonal items & additional storage—as well as discreet in-suite laundry with a new (Jan. 2026) stacked washer/dryer & plenty of storage. In-floor heat, elevator access, secure building entry, a dedicated parking stall in the heated parkade & several visitor parking stalls add further comfort & convenience. With reasonable condo fees, this is an exceptional opportunity for a first-time buyer, student, young professional, downsizer or investor to enjoy the convenience & lifestyle of inner-city living. Schedule your showing or view the virtual tour today!