



140 26 Avenue Calgary Alberta

\$375,000

****OPEN HOUSE Saturday, July 13th 12-2pm** HUGE PRICE REDUCTION!** Don't miss this opportunity to live in the vibrant community of Tuxedo Park! Quick possession available to enjoy the summer months and the outdoor patio located about the underground garage! Nestled in the heart of the inner city, walking distance to downtown, this modern, multi-level condo offers the perfect blend of style, comfort, and convenience. Step inside and be greeted by an abundance of natural light that pours in through expansive windows and sliding doors leading to the west facing balcony. The open floor plan offers a spacious living area and adjacent dining room with plenty of room for entertaining or quiet nights in, enjoying the gas fireplace. The upgraded kitchen features sleek granite countertops, stainless steel appliances, and a large pantry for all your culinary essentials. Enjoy the convenience of a 1/2 bath on the main level, perfect for guests and everyday use. Upstairs, two huge bedrooms, both with vaulted ceilings, provide ample space for rest and relaxation, while a large 5-piece bathroom, with large soaker tub and skylight, offers a spa-like retreat after a long day. Conveniently located washer and dryer and large storage room complete the upper level. Underground heated parking and an outside common patio area for BBQing and entertaining make this an ideal community to call home! Don't miss out on the opportunity -- schedule your viewing today! (id:6769)

Kitchen 11.52 Ft x 10.01 Ft
 Dining room 10.50 Ft x 8.01 Ft
 Living room 14.50 Ft x 11.84 Ft
 Foyer 6.33 Ft x 4.49 Ft
 2pc Bathroom 6.82 Ft x 3.18 Ft

Other 12.01 Ft x 5.51 Ft
 Primary Bedroom 17.00 Ft x 13.00 Ft
 Bedroom 15.16 Ft x 8.83 Ft
 5pc Bathroom 12.34 Ft x 11.52 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.michelegole.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca