



220 26 Avenue Calgary Alberta

\$329,900

Welcome to the desirable & vibrant community of Mission! Next to picturesque Elbow River, this convenient & centrally located ground floor unit in a super quiet complex provides 1,266 sq ft of living space that is sure to impress with its spaciousness. As the perfect blank canvas to update & personalize to your own preferences & needs, the thoughtfully designed layout also supplies ample privacy with an accommodating entry area & roomy front hallway. As you head in further, the inviting living room (framed by a corner fireplace) & dining area is perfect for entertaining & relaxing while giving you options to re-configure to your own liking - have the freedom to create a work space, a reading corner, or a spot for your other pursuits! Nearby, the kitchen offers further possibilities along with stainless steel appliances & additional space designed for a nook or could be used for an island, prep area, or coffee/drinks station. Pairing nicely to all of this & a very unique feature are the common courtyard & patio areas accessible from the living & dining rooms. When you are ready to wind down, retreat to the generous master bedroom that offers a walk through closet, access to a private deck, & a full 4 piece ensuite with jack & jill access to the 2nd full bathroom, giving further flexibility of using either a shower or bathtub easily! The well-sized 2nd bedroom & a useful laundry/storage room complete the package. Important features include; newer vinyl windows throughout, insuite laundry & an assigned underground parking spot (with storage space close by in a separate room). Beyond the home, enjoy being steps from the Elbow River & its many pathways while being walking distances to the trendiest eateries, cafes, shops, & amenities that 4th St & 17th Ave has to offer! Having Downtown, the vibrant Beltline area, the MNP Community & Sports Centre, & the many green space...

Kitchen 12.33 Ft x 8.92 Ft
 Dining room 14.67 Ft x 10.42 Ft
 Living room 17.50 Ft x 15.08 Ft
 Primary Bedroom 17.67 Ft x 11.08 Ft

Bedroom 14.33 Ft x 9.00 Ft
 Laundry room 10.08 Ft x 6.33 Ft
 3pc Bathroom Measurements not available
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Listing Presented By:



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See

Mirror

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