



## 1611 26 Avenue Calgary Alberta

\$339,900

**\*\* OPEN HOUSE Saturday Jan 4: 12pm - 2pm\*\*** Welcome to Chateau Lucille--a boutique, six-unit condominium project perfectly situated in the coveted inner-city community of South Calgary. Enveloped by the allure of Marda Loop's eclectic shops and dining options, as well as the energy of 17th Avenue, this premier residence delivers a seamless fusion of urban sophistication and neighborhood charm. Originally reimagined in 2009 with a comprehensive rebuild and conversion, Chateau Lucille stands out for its exceptional construction quality and refined upgrades. Within its walls, you'll discover a meticulously appointed 2-bedroom, 1-bathroom suite offering 800 square feet of thoughtfully designed living space. The open-concept interior showcases newly installed engineered hardwood floors and a remodeled chef's kitchen, complete with premium JennAir appliances, granite countertops, mosaic-tile backsplash, under-cabinet lighting, and a spacious island with abundant storage--ideal for culinary enthusiasts and entertainers alike. Anchoring the main living area is a cozy electric fireplace, setting a warm ambiance that extends toward a generous walkout patio--perfect for morning coffee or evening gatherings. Beyond the main living space, two well-proportioned bedrooms await, served by a fully appointed 4-piece bathroom outfitted with modern finishes, Grohe plumbing fixtures, a rainfall shower-head, and granite-topped vanity. The primary bedroom easily accommodates king-sized furniture and boasts its own south-facing patio overlooking a tranquil courtyard retreat--a peaceful spot to unwind while maintaining a connection to the vibrant city around you. This well-planned layout includes both front and rear door access for enhanced convenience and functionality. Secure entrances, video surveillance, and a private garage further elevate the sense of exclusivity, while assigned parki...

Other 11.67 Ft x 11.08 Ft

Living room 15.83 Ft x 15.08 Ft

Laundry room 4.00 Ft x 2.67 Ft

Other 10.00 Ft x 5.25 Ft

Other 21.00 Ft x 7.50 Ft

Primary Bedroom 12.67 Ft x 11.42 Ft

Bedroom 11.67 Ft x 9.00 Ft

4pc Bathroom 7.00 Ft x 5.00 Ft

Listing Presented By:



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