



# 1920 26 Street Calgary Alberta

\$364,900

Welcome to inner-city living in Killarney--steps to 17th Ave's parks, cafes, restaurants, and a 5-minute walk to the Shaganappi C-Train. Built in 2009, this well-run, 6-unit boutique building has been meticulously maintained. Inside, you'll find over 930 sq. ft. of bright, open space that lives more like a townhouse than a condo, thanks to both front and rear entrances (the back door leads directly to your assigned parking stall). The main living area features new Connel hickory hardwood, a gas fireplace, and an airy dining/entertaining zone. Off the living room is your west-facing, covered balcony--perfect for sunset viewing and BBQs with a natural gas line already in place. The kitchen is thoughtfully appointed with a pantry, granite countertops, stainless steel appliances, and an island with breakfast bar. Sleep spaces are smartly separated: a large primary bedroom with two closets, plus a well-sized second bedroom for guests, office, or gym. A 4-piece bathroom with granite and an in-suite laundry area complete the plan. Additional perks: a new hot water tank (2020) and Airbnb permitted with board approval--this unit is already outfitted and short-term-rental ready. An excellent opportunity for first-time buyers and investors seeking a turnkey home in one of Calgary's most convenient inner-city locations. (id:6769)

4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 11.17 Ft x 10.00 Ft

Kitchen 11.33 Ft x 10.58 Ft

Living room 15.92 Ft x 16.75 Ft

Primary Bedroom 13.50 Ft x 12.00 Ft

Furnace 4.92 Ft x 12.83 Ft

Listing Presented By:



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