

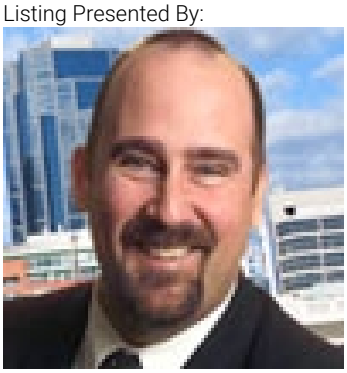
2031 26 Avenue Calgary Alberta

$579,900

Over 2,000 sq. ft. of finished living space. FOUR bedrooms. 3.5 baths. A WALKOUT basement. Downtown views. All within walking distance of Marda Loop. This much inner-city space is rarely available at this price.Offering 1,374 sq. ft. above grade plus an additional 643 sq. ft. in the finished lower level, this home provides the flexibility that is so difficult to find in an inner-city townhome. Natural light fills the bright, welcoming layout, including an expansive living room with plenty of space to gather, entertain and unwind. Updated baths add a fresh, modern touch throughout.The rare WALKOUT basement sets this property apart. With a huge recreation room, fourth bedroom, full bath and direct outdoor access, it can accommodate extended family, guests or a nanny while also working beautifully as a home office, gym, playroom, media room or creative studio.Outside your door, parks, playgrounds, pathways and bike routes make it easy to enjoy the neighbourhood, with downtown just a short bike ride away. Marda Loop's cafes, markets, shops, restaurants, pubs and community events are also within walking distance.With four bedrooms, multiple living areas, downtown views and exceptionally LOW condo fees of only $200 per month, this home delivers a combination of space, location, flexibility and value that is increasingly difficult to find in Calgary's inner city. (id:6769)

4pc Bathroom 7.42 Ft x 7.08 Ft
4pc Bathroom 8.00 Ft x 7.25 Ft
Bedroom 8.67 Ft x 12.25 Ft
Bedroom 11.08 Ft x 9.75 Ft
Primary Bedroom 11.58 Ft x 12.00 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
Bedroom 7.83 Ft x 11.33 Ft
Recreational, Games room 11.83 Ft x 30.17 Ft
Storage 3.08 Ft x 2.50 Ft
Furnace 8.58 Ft x 6.50 Ft
2pc Bathroom 6.33 Ft x 3.04 Ft
Dining room 10.92 Ft x 12.42 Ft
Kitchen 8.75 Ft x 12.00 Ft
Living room 20.08 Ft x 13.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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