

\$575,000 - 1708 26 Avenue Sw, Calgary

MLS® #A2157530

\$575,000

3 Bedroom, 2.00 Bathroom, 1,141 sqft
Residential on 0.00 Acres

Bankview, Calgary, Alberta

OPEN HOUSE SUN SEPT 1 FROM 12-2.

Urban living at its finest in this contemporary 3 story architectural gem featuring an attached garage and 1,653 of livable SF (all AG)!

Freshly painted, the functional design presents a bright dining and living room that features unobstructed views! The kitchen has been recently upgraded with new quartz countertops, Bristol sink and faucet, backsplash, hardware and new stainless steel appliances including a gas stove. Ascend the stairway where you arrive at the large ROOFTOP terrace (18'x11') where you can further enjoy the panoramic views. NOT to be overlooked is the huge exclusive-use ground level patio (26'x25') with south & west exposure. With all this private outdoor space this property is fabulous for entertaining. The over-sized master retreat is complete with a 4 piece en-suite and walk-in closet. Two additional bedrooms, a full bath and in-suite laundry complete this wonderful townhome. Other features include new furnace (2021), roughed in for central A/C and a cozy wood burning fireplace for the cold winter nights. Great location situated between the vibrant walking streets of 17th Avenue and Marda Loop – A MUST SEE.

Built in 1997

Essential Information

MLS® # A2157530



Price	\$575,000
Sold Price	\$565,400
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,141
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1708 26 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C8

Amenities

Amenities	Laundry, Parking, Snow Removal
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped
Roof	Flat, Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 18th, 2024
Days on Market	34
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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