

\$329,900 - 104, 220 26 Avenue Sw, Calgary

MLS® #A2163003

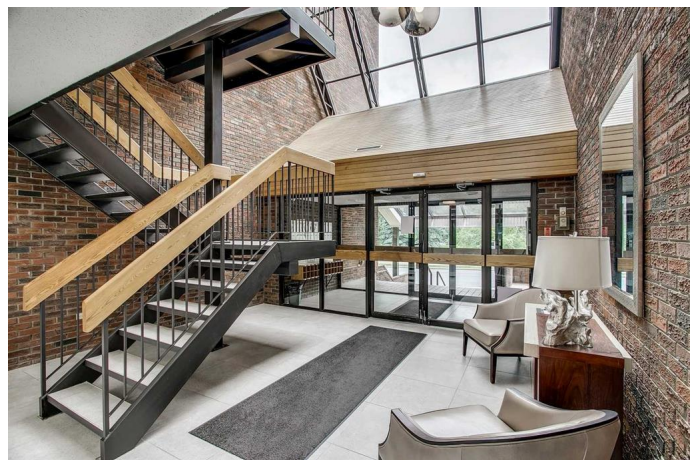
\$329,900

2 Bedroom, 2.00 Bathroom, 1,267 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

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 spaces nearby with quick access to LRT/transit & Macleod Tr also makes this location very attractive - perfect for buyers able to maximize the potential of this sprawling unit.

Built in 1978

Essential Information

MLS® #	A2163003
Price	\$329,900
Sold Price	\$312,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	104, 220 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0M4

Amenities

Amenities	Elevator(s), Secured Parking, Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Secured, Underground, Assigned, Stall

Interior

Interior Features	No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, No Animal Home, Track Lighting
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Stove
Heating	Baseboard, Hot Water, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Courtyard, Other
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 6th, 2024
Days on Market	30
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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