

**402, 1724 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2210188**



**\$289,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,073 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 848
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

PENTHOUSE CORNER UNIT WITH UNOBSTRUCTED SOUTHERN VIEWS IN THE PAVILION! Wow, this exceptional TOP FLOOR unit could be the one. If space is what you're looking for with no neighbours above, this unit showcases 1073 sq.ft of total living space with 2 bedrooms, 2 bathrooms and a large balcony to enjoy, just in time for summer. As soon as you step into this great home, you'll feel the size of the unit and notice all the great natural sunlight shining through all the large windows. The Kitchen is expansive with stainless steel appliance package, corner pantry and stone counters. The living and dining areas are massive and a rare find in an apartment. The primary bedroom with 4pc ensuite, walk-in closet and stunning views is strategically located at the end of the hall for maximum privacy. The 2nd bedroom is located close by, across from the 4pc main bath and near the huge laundry room with stacked washer/dryer. Very well-run complex with in-floor heating including in the condo fees. Additional highlights included a secure, heated underground parking stall, common courtyard to enjoy and a community Canada post mailbox for all your larger deliveries. This gorgeous home is located steps to the desirable Marda Loop shopping district, parks, pathways, tennis courts, public transportation and so much more. VIRTUAL TOUR AVAILABLE!