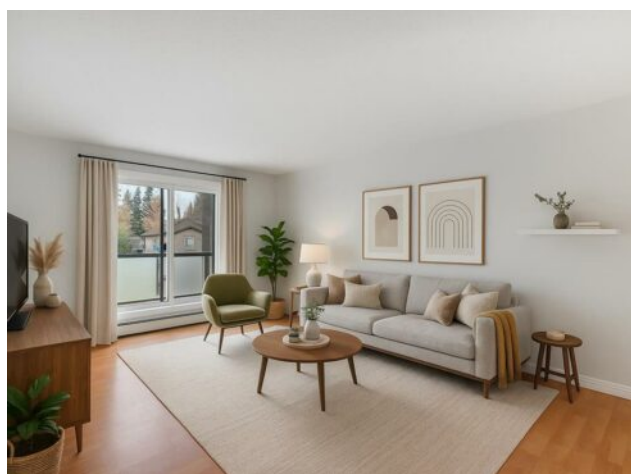


206, 1915 26 Street SW  
Calgary, Alberta

MLS # A2239591



**\$194,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 753 sq.ft.                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                         | <b>Condo Fee:</b> | \$ 596 |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks               |                   |        |

**Inclusions:** N/A

**UNDERGROUND PARKING | UPDATED | WELL-LOCATED** - This 2-bedroom, 1-bath condo in the heart of Killarney combines comfort, functionality, and an unbeatable location. With over 700 sq. ft. of living space, this well-designed unit features an open-concept layout, a spacious living area, and a large east-facing balcony perfect for enjoying morning sun or winding down in the evening. The kitchen is equipped with sleek stone countertops, and there's plenty of in-suite storage plus the option to install laundry with board approval, adding even more convenience. Your vehicle stays warm year-round in the secure underground heated parking. Set on a quiet, tree-lined street in a well-managed, pet-friendly building, recent upgrades have added peace of mind and long-term value: newer windows, balconies, fresh paint, carpeting, and updated lighting throughout. You're a short 10 minute walk from the Westbrook C-Train Station, Killarney Aquatic & Rec Centre, and Shaganappi Golf Course. Just minutes away are the shops and restaurants of 17th Avenue, plus bike paths and green spaces for outdoor lovers. With quick access to Crowchild, Bow, and Glenmore Trails, commuting to downtown, Marda Loop, or either University is simple. Whether you're a first-time buyer, student, or investor, this clean, move-in-ready unit is a great opportunity to own in one of Calgary's most connected inner-city neighbourhoods.