

**101, 140 26 Avenue NW
Calgary, Alberta**

MLS # A2212839



\$379,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Tuxedo Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 532 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Cork | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 650 |
| Basement: | See Remarks | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: N/A

Step into this one-of-a-kind urban retreat, where modern design meets effortless comfort. This spacious two-storey condo features soaring ceilings and lofty architectural elements, including exposed concrete pillars and warm cork flooring that lend a sophisticated, industrial-chic vibe. The fully renovated kitchen feature sleek quartz countertops, stainless steel appliances, mosaic tiled backsplash and contemporary finishes throughout. Ample storage with a lovely dining room with "secret door" to additional storage. The main living space is anchored by a striking three-sided fireplace—perfect for cozy nights in or entertaining guests. The open-concept layout with over 1000 s.f. offers a retreat open to the main living area, creating a light-filled, airy ambiance. Relax and unwind in your spa-inspired bathroom, complete with a deep soaker tub and a separate walk-in shower. Soak up the sun on your private, south-facing patio, ideal for morning coffee or evening drinks. Your heated underground parking stall includes extra space for storing your gear. All this in a prime location just steps to groceries, restaurants, shops, services, and the downtown core. Excellent transit options and bike paths make commuting a breeze. Urban living never looked so good—come see for yourself!