

104, 220 26 Avenue SW  
Calgary, Alberta

MLS # A2163003



**\$329,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s), Hot Water

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 803

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** M-H2

**Foundation:** -

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows

**Inclusions:** None

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 &ndash; 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.