

# \$479,000 - 1706 26 Avenue Sw, Calgary

MLS® #A2226099

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

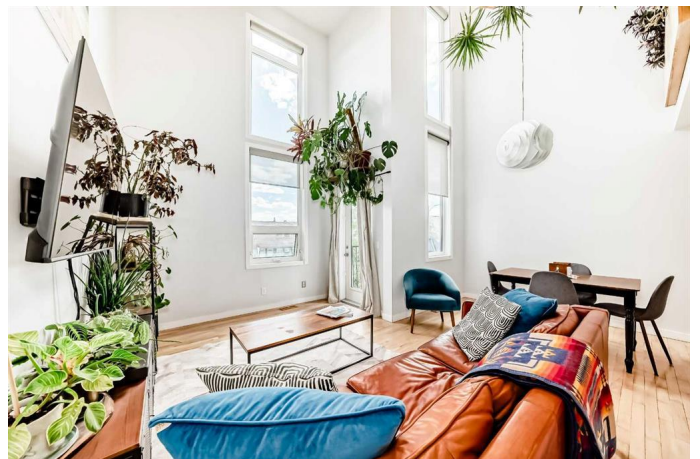
Bankview, Calgary, Alberta

**\*\*OPEN HOUSE JUNE 1st 11:00am-1:00pm\*\***

Welcome to this beautifully updated 2-bedroom, 1.5-bathroom townhouse in the heart of Bankview offering the perfect blend of comfort, style, and location. Featuring massive south-facing windows boasting 35' ceilings, the home is flooded with natural light throughout the day, while air conditioning keeps you cool during those hot summer months.

The renovated kitchen is a chef's dream, complete with sleek quartz countertops, modern backsplash, updated hardware, a new sink with designer faucet, and newer stainless steel appliances including a dual fuel range for the best of gas stovetop cooking and even cooking with an electric oven. Thoughtful details like Lazy Susan corner cabinets and a garburator add convenience and functionality. Upstairs, you'll find a versatile second bedroom perfect for guests or a home office, alongside a convenient upstairs laundry area. The spacious primary suite features a walk-through closet and a bright 4-piece ensuite. Step outside to not one, but two sunny south-facing balconies overlooking the vibrant energy of trendy Marda Loop — perfect for morning coffee or evening unwinding.

Additional features include brand new hot water tank and newer 5 year old furnace along with updated railings throughout, a secure single front-attached garage with second parking spot on the front driveway. Have



peace of mind with a well-maintained building that underwent a full envelope update just 6 years ago.

Don't miss your chance to own this move-in ready townhouse in one of Calgary's most desirable communities!

Built in 1997

### Essential Information

MLS® #	A2226099
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1706 26 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Treed
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	M-C2

## Listing Details

Listing Office	The Real Estate District
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