



GRASSROOTS
REALTY GROUP

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102, 139 26 Avenue NW
Calgary, Alberta

MLS # A2335782



\$250,000

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: N/A

Welcome to this fantastic 2-bedroom condo located in the highly sought-after community of Tuxedo Park! Offering incredible value for first-time home buyers looking to enter the market or investors looking to grow their portfolio, this unit combines style, functionality, and an unbeatable location. Enjoy the comfort of brand new vinyl plank flooring throughout and a bright white kitchen with room for a dining table, opening onto a spacious and inviting living room—perfect for both relaxing and entertaining. The thoughtful layout provides excellent flow, with the bedrooms and bathroom tucked away at the back of the unit for added privacy and quiet. A large in-suite laundry room offers additional convenience and ample storage space. Unique dual access from the interior hallway or front patio doors makes this unit especially appealing for young families, pet owners, or anyone who appreciates easy, ground-level entry. Just steps from parks, top-rated schools, restaurants, and amenities, and only minutes to downtown with quick access to 16th Avenue and Deerfoot Trail, this condo offers the best of urban living in a charming inner-city setting. Don't miss this amazing opportunity!