



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 2031 26 Avenue SW
Calgary, Alberta

MLS # A2347605

\$579,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Carport, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Offering exceptional space in an inner-city setting, this large townhome features 4 bedrooms, 3.5 baths and a bright, flexible layout designed for real life. Abundant natural light fills the generous living areas, including an expansive living room with plenty of room to gather, entertain and unwind. Updated baths add a fresh, modern touch throughout. The rare WALKOUT basement sets this property apart. Its huge recreation room and direct outdoor access create endless possibilities that would be perfect for extended family, guests or a nanny, home office, gym, playroom, or creative studio. Outside your door, nearby parks, playgrounds, pathways and bike routes make it easy to enjoy the outdoors, with downtown just a short bike ride away. Vibrant Marda Loop is also within walking distance, putting local cafés, markets, shops, restaurants, pubs and community events close to home. With impressive square footage, downtown views, LOW condo fees and an outstanding inner-city location, this home delivers space, flexibility and a connected lifestyle.