

**305, 1724 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2238933**



**\$255,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	797 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Portable Air Conditioner, Cabinet in Bathroom (if desired)

Welcome to this remarkable home at the Pavilions in Bankview. This 1 Bed, 1 Bath unit offers 797 Sqft. of living space. NEW Oak Vinyl Flooring, freshly painted walls, and warm tones throughout create an irresistible blend of elegance and comfort. The layout is highlighted by a completely open concept living space with an impressive amount of natural light. The full sized chef's kitchen features a large central island, plenty of cabinetry space, and a pantry for extra storage. The bedroom is notably spacious and has a large walk-in closet. Additional prominent features include IN-SUITE LAUNDRY, and an AIR CONDITIONING UNIT. An UNDERGROUND parking stall is included with the unit, and there is ample visitor parking and street parking for guests. Pavilions is within close proximity to Bankview Community Center, Starbucks, Actually Pretty Good Pizza, South Calgary Park & Outdoor Pool and all of the other supreme amenities Bankview and Marda Loop have to offer.