

# \$2,090,000 - 1403 26 Street Sw, Calgary

MLS® #A2192264

**\$2,090,000**

3 Bedroom, 1.00 Bathroom, 1,515 sqft

Residential on 0.26 Acres

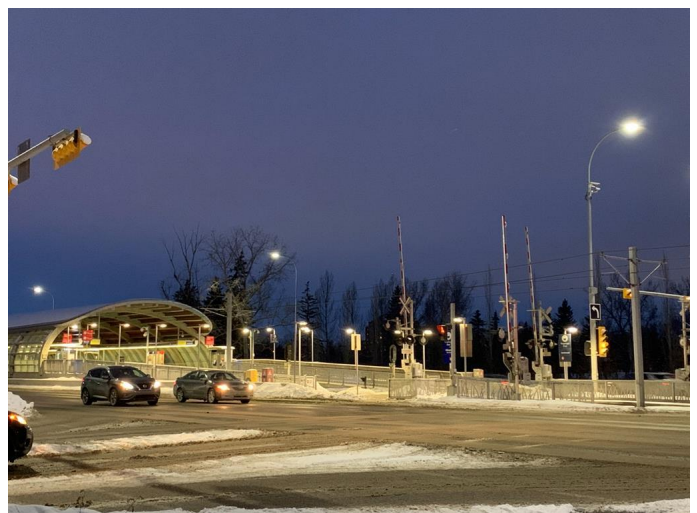
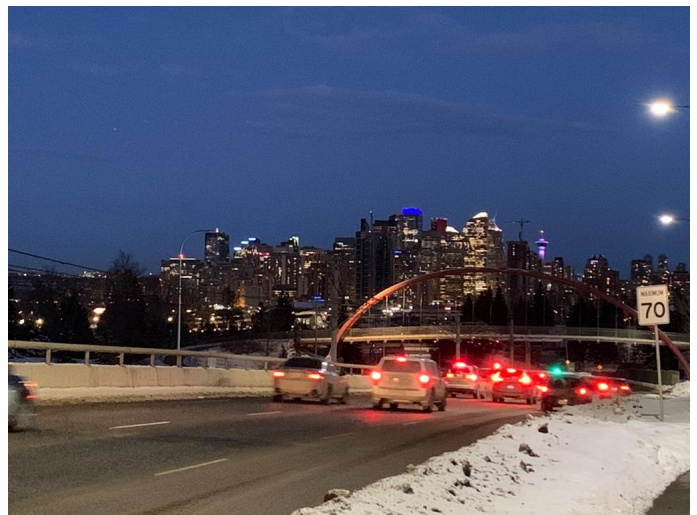
Shaganappi, Calgary, Alberta

Huge Price Reduction! The prime development site, Located strategically right by C-train station off the remarkable location of Bow Trail. Surrounded by the Shaganappi golf course and parks. with a breathtaking Panoramic view of Calgary downtown. Zoned for M-X2 Multi-Residential - Medium Profile Support Commercial .M-X2 is a mixed-use multi-residential designation that is primarily for 4 to 5-storey apartment buildings with commercial storefronts. FAR 3.0 H 16. Easily to build over 33 residential units plus a commercial on the main floor. Very suitable for purposely built for rental. Another idea would be a profitable mix-use condo project or simply 8-10 high-end townhomes with great views.

Built in 1951

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2192264          |
| Price          | \$2,090,000       |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,515             |
| Acres          | 0.26              |
| Year Built     | 1951              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1403 26 Street Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1K4           |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |

## Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | See Remarks                   |
| Appliances        | Dryer, Electric Stove, Washer |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | See Remarks                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 100                |
| Zoning         | M-X2               |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Key Realty Group Inc. |
|----------------|-----------------------|

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