# \$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.



## **Essential Information**

MLS® # A2192264 Price \$2,090,000

Bedrooms 3

Bathrooms 1.00

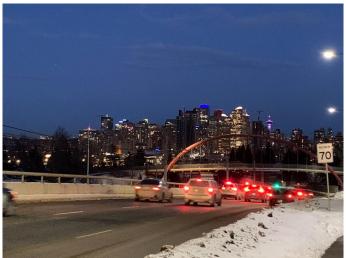
Full Baths 1

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 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 83
Zoning M-X2

# **Listing Details**

Listing Office Key Realty Group Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.