

# \$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	86
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.