# \$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

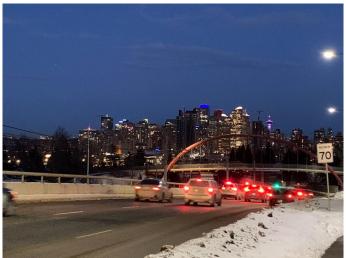
Full Baths 1

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 76

Zoning M-X2

## **Listing Details**

Listing Office Key Realty Group Inc.

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