

# \$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
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## 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	87
Zoning	M-X2

## Listing Details

Listing Office	Key Realty Group Inc.
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