

\$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

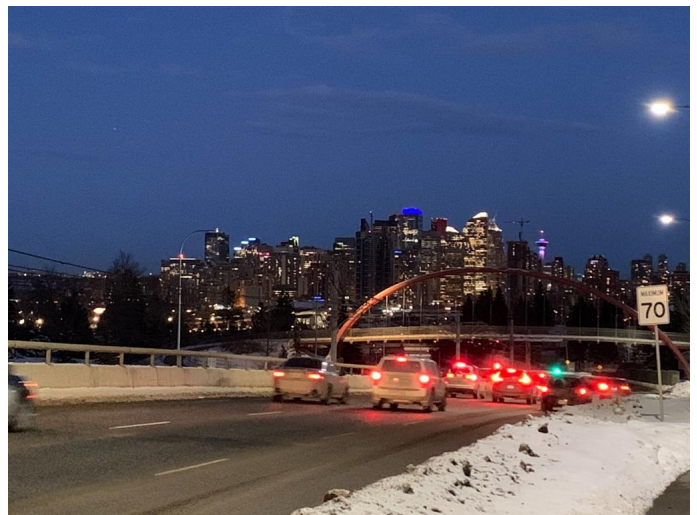
Shaganappi, Calgary, Alberta

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 69
Zoning M-X2

Listing Details

Listing Office Key Realty Group Inc.

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