

# \$379,900 - 101, 140 26 Avenue Nw, Calgary

MLS® #A2212839

**\$379,900**

1 Bedroom, 2.00 Bathroom, 532 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

Step into this one-of-a-kind urban retreat, where modern design meets effortless comfort. This spacious two-storey condo features soaring ceilings and lofty architectural elements, including exposed concrete pillars and warm cork flooring that lend a sophisticated, industrial-chic vibe.

The fully renovated kitchen features sleek quartz countertops, stainless steel appliances, mosaic tiled backsplash and contemporary finishes throughout. Ample storage with a lovely dining room with a secret door to additional storage. The main living space is anchored by a striking three-sided fireplace—perfect for cozy nights in or entertaining guests.

The open-concept layout with over 1000 s.f. offers a retreat open to the main living area, creating a light-filled, airy ambiance. Relax and unwind in your spa-inspired bathroom, complete with a deep soaker tub and a separate walk-in shower.

Soak up the sun on your private, south-facing patio, ideal for morning coffee or evening drinks. Your heated underground parking stall includes extra space for storing your gear.

All this in a prime location just steps to groceries, restaurants, shops, services, and the downtown core. Excellent transit options and bike paths make commuting a breeze.



Urban living never looked so goodâ€”come see for yourself!

Built in 1991

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2212839         |
| Price          | \$379,900        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 532              |
| Acres          | 0.00             |
| Year Built     | 1991             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 101, 140 26 Avenue Nw |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 2C7               |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 1                              |
| Parking        | Assigned, Parkade, Underground |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range                                               |

|                 |                               |
|-----------------|-------------------------------|
| Heating         | In Floor, Natural Gas         |
| Cooling         | None                          |
| Fireplace       | Yes                           |
| # of Fireplaces | 1                             |
| Fireplaces      | Gas, Living Room, Three-Sided |
| # of Stories    | 3                             |
| Has Basement    | Yes                           |
| Basement        | See Remarks                   |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | M-C1             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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