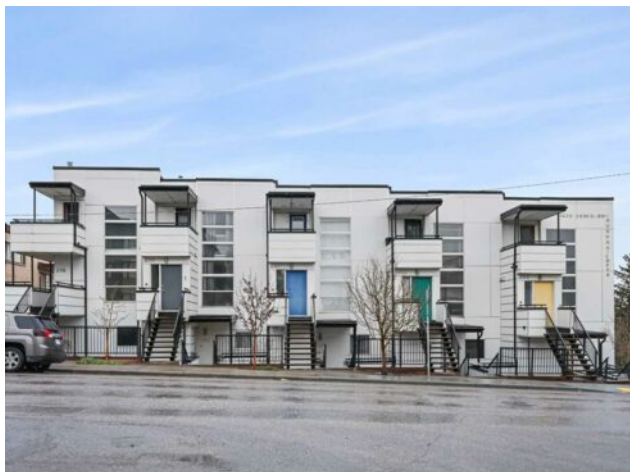


118, 1800 26 Avenue SW  
Calgary, Alberta

MLS # A2213724



\$400,000

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	463 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 542
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Vaulted Ceiling(s)		

Inclusions: None

Inner-City Loft Living Redefined &ndash; Welcome to The Aurora Lofts! Experience the epitome of urban sophistication in this showstopping loft, masterfully designed by award-winning architect Jeremy Sturgess. Purposefully oriented to capture sweeping views of Bankview's picturesque hillside, this residence blends bold architectural statements with everyday comfort. As the largest unit in the complex, it boasts an expansive private patio ideal for seamless indoor-outdoor living. Step inside to be greeted by soaring 17-foot ceilings in the living room, where floor-to-ceiling windows flood the space with natural light and stunning downtown vistas. The updated kitchen is a chef's delight, featuring sleek stainless-steel appliances, a gas range, and a walk-in pantry. Two spacious bedrooms and two ensuite bathrooms offer comfort and privacy, while the primary suite impresses with his-and-hers closets and a versatile lofted den area&mdash;perfect for a home office or reading nook. Additional highlights include a cozy gas fireplace, in-suite laundry, and secure underground parking. Enjoy unparalleled access to transit, the vibrant energy, an easy commute to Downtown, trendy 17th Avenue, and the charm of Marda Loop. This is more than a home&mdash;it's a lifestyle.