

# \$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

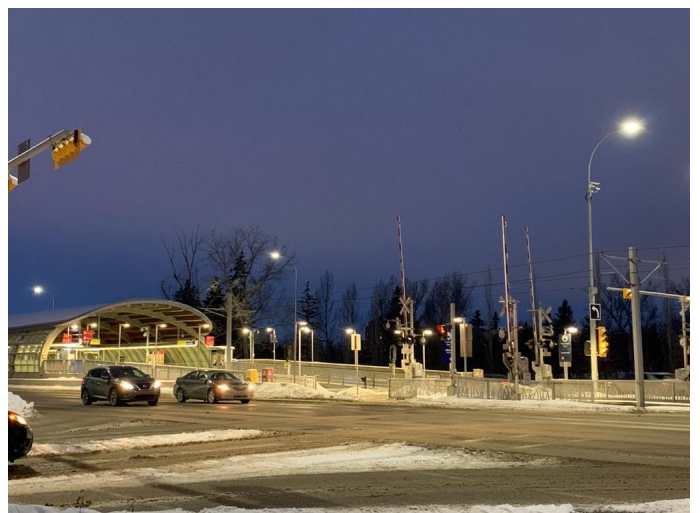
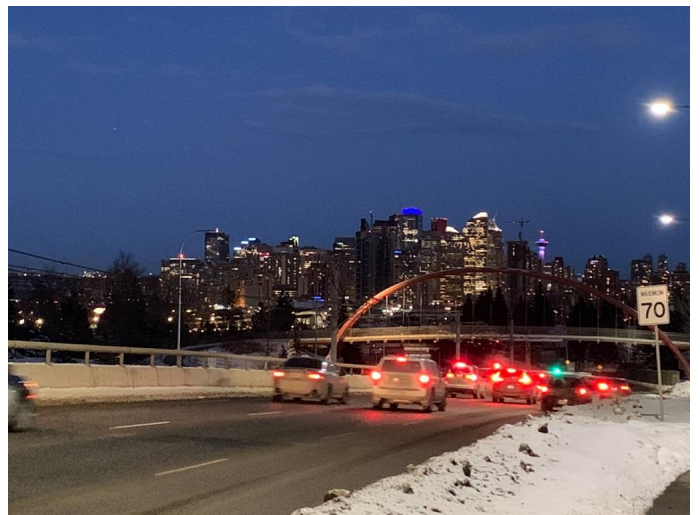
Shaganappi, Calgary, Alberta

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 37  
Zoning M-X2

### Listing Details

Listing Office Key Realty Group Inc.

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