

**105, 1521 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2171936**



**\$325,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	610 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Explore this exceptional 2-bedroom, 2-bathroom condo located near Marda Loop in South Calgary. Blending European-inspired design with modern amenities, this unit boasts a bright, open-concept layout and numerous upgrades throughout. At the heart of the home is the gourmet kitchen, featuring white quartz countertops, a neutral backsplash, undermount lighting, a gas stove, stainless steel fridge, soft-close white cabinetry, and a built-in pantry. The spacious living area opens onto a large south-facing balcony, perfect for entertaining or unwinding in the evening. The master bedroom includes a floor-to-ceiling built-in wardrobe, while the versatile second bedroom is ideal for guests or a home office. Both bedrooms offer ample storage, reducing the need for extra furniture. The unit also includes a stylish 5-piece bathroom, an additional 3-piece bathroom, and in-suite laundry for added convenience. Upgrades such as air conditioning, an electric fireplace, and laminate flooring throughout elevate the home. Heated underground parking with a storage locker adds further convenience, and residents can take advantage of the shared rooftop patio with stunning city views. This pet-friendly building is ideal for professionals, couples, and investors, offering both comfort and practicality. Situated just steps away from Marda Loop's vibrant shops, transit, and parks, this condo offers an unbeatable combination of lifestyle and location. Don't miss your chance to make this beautiful condo your new home! Contact your favorite Realtor to schedule a showing today!