



GRASSROOTS
REALTY GROUP

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204, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2295865



\$319,999

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Kitchen Island, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 557
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Non attached kitchen island

Welcome to this bright and stylish 2 bed 2 bath south-facing second-floor corner unit, perfectly situated in Calgary's sought-after inner city. Flooded with natural light from its sunny exposure, this home offers an open, airy feel throughout. The kitchen features sleek modern appliances, clean lines, and quality finishes that blend style with everyday functionality. Thoughtfully designed living and dining spaces make entertaining effortless, while the smart layout maximizes both comfort and privacy. Enjoy the convenience of urban living with Marda Loop and 17th Avenue and just a short walk away from cafés, restaurants, shops, fitness studios, and nightlife right at your doorstep. Whether you're a professional, investor, or first-time buyer, this location delivers unmatched walkability and lifestyle appeal. A perfect blend of modern design, natural light, and inner-city convenience—this is Calgary condo living at its best.