

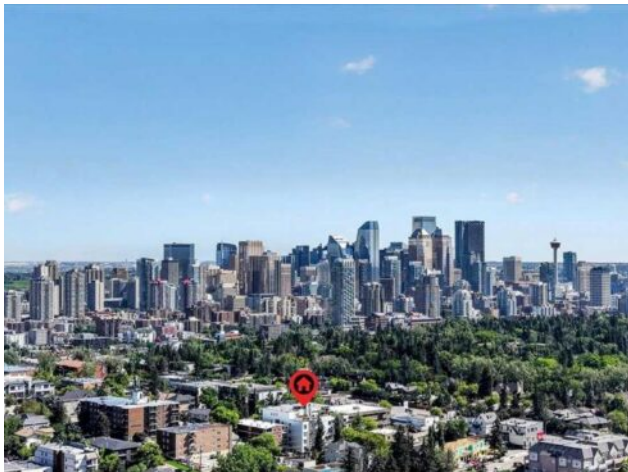


GRASSROOTS
REALTY GROUP

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105, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2326422



\$313,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this bright and beautifully appointed home in the highly desirable community of South Calgary, where urban convenience meets modern comfort. Ideally situated just 5 minutes from downtown and perched on elevated ground above the river valley, this exceptional location offers added peace of mind during seasonal water level changes. Flooded with natural light through expansive south-facing windows, this thoughtfully designed 2-bedroom, 2-bathroom residence boasts a spacious open-concept layout that seamlessly blends the kitchen, dining, and living areas—creating the perfect setting for everyday living and effortless entertaining. The well-appointed kitchen offers ample cabinetry and workspace, while the functional floor plan provides both comfort and privacy. One of the home's standout features is the impressive 200 sq. ft. private terrace with a gas line for your BBQ—an ideal outdoor retreat for hosting friends, enjoying your morning coffee, or relaxing in the evening sunshine. Residents also have exclusive access to a rooftop patio, providing an additional space to unwind while taking in the surrounding views. Complete with one titled underground parking stall and a dedicated storage locker, this home offers the convenience today's buyers are looking for. Low condo fees further enhance its appeal, making it an outstanding opportunity for first-time buyers, professionals, downsizers, or savvy investors. Located just moments from Marda Loop, parks, boutique shopping, restaurants, caf  s, transit, and countless amenities, this exceptional home offers the perfect balance of vibrant inner-city living and everyday comfort. Don't miss your opportunity to own in one of Calgary's most sought-after neighbourhoods.

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