



GRASSROOTS
REALTY GROUP

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210, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2332434



\$320,000

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, Electric	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Smart Home		

Inclusions: N/A

Whether you're buying your first home, downsizing, or adding a prime investment to your portfolio, this beautifully updated condo delivers the perfect blend of modern comfort, thoughtful design, and unbeatable inner-city living. Inspired by sleek European style, this bright, well-designed home features 9-foot ceilings, brand-new flooring, and quartz countertops throughout. The kitchen is outfitted with integrated appliances, including a gas cooktop and newer built-in oven, while custom top-down/bottom-up blinds and air conditioning add comfort year-round. Smart home technology through the Vera Smarter Home Control System lets you manage lighting, security, and temperature with ease, and all-day natural light fills the space with warmth. The second bedroom offers great flexibility, working equally well as a guest room or home office. Step outside to your private patio, complete with a natural gas BBQ hookup, or head up to the building's rooftop terrace, where you'll find BBQs, and dining areas set against breathtaking views of the Calgary skyline. You're just steps from Marda Loop, one of Calgary's most walkable neighbourhoods, home to hundred's of locally owned boutiques, cafés, restaurants, fitness studios, and year-round community events. With downtown, Mount Royal University, the University of Calgary, SAIT, and top-rated schools just minutes away, this location offers exceptional accessibility for professionals, students, and investors alike. Whether you're looking for a stylish place to call home or a turnkey investment in one of Calgary's most sought-after rental markets, this is one opportunity you won't want to miss.