



GRASSROOTS
REALTY GROUP

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101, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2335258



\$269,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	477 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Smart Home, Storage		

Inclusions: n/a

Thoughtfully designed condo in an exceptional location. This bright and functional unit offers generous in-suite storage, in-unit washer and dryer, and a versatile den ideal for a home office or occasional guest space. Heated underground parking and additional dedicated storage add everyday convenience, all within a fully secured building. Residents enjoy access to a landscaped green roof patio — perfect for entertaining or relaxing outdoors. Located just half a block from transit, with a beautiful cherry tree framed by the living room window that’s especially stunning in spring.