



**GRASSROOTS**  
REALTY GROUP

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**#404, 1521 26 Avenue SW  
Calgary, Alberta**

**MLS # A2216333**



**\$339,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	594 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Guest, Heated Garage, Owned, Parkade, Secured, Tandem, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	\$ 464
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome to this bright and clean, modern 2 bedroom unit, situated on the top floor with direct access to a spacious and inviting shared rooftop terrace. 9 foot ceilings and built in AC are just a couple features along with two tandem underground parking spaces included with this unit. Situated in the trendy and desirable community of Marda Loop, you're just steps away from the shopping district as well as numerous parks and the community centre. Walk in the front door to a bright, open concept living and kitchen area with large South facing windows and patio door. Step into the spacious and well designed kitchen complete with quartz countertops, undermount lighting, soft close cabinetry, a built in oven and gas cooktop. Contemporary appliances and fixtures will be sure to catch your eye through the living space, complete with a wall mounted electric fireplace. This home features two bedrooms including a bright primary bedroom, along with a generously sized second bedroom or home office. A spacious 4pc Jack and Jill bathroom joins the two bedrooms, and you'll find a second half bath off the foyer, alongside a stacked in-suite laundry closet. Custom, built-in wardrobes are a space saver in both bedrooms, as well as the entryway. Stepping out onto your private patio complete with a natural gas BBQ hookup, you'll find direct access to the shared rooftop terrace overlooking South Calgary. This space also has a shared gas grill, along with numerous seating areas, perfect for hosting your friends and family, or relaxing and reading a book. Take the elevator down to the heated P2 where you will find two titled parking spaces (tandem), as well as a secure storage locker. The second space can be used for a second household car, or a seasonal vehicle like a sportscar or motorcycle, or it can be rented out to generate income. This pet-friendly

building is in a prime location, just a short walk to the dog park, or the busy beltline and downtown, while also secluded atop the hill with panoramic views of our beautiful cityscape. Book a showing today to see it for yourself!