



GRASSROOTS
REALTY GROUP

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209, 1805 26 Avenue SW
Calgary, Alberta

MLS # A2242190



\$350,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,013 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|-------------|---|
| Heating: | In Floor |
| Floors: | Vinyl |
| Roof: | - |
| Basement: | - |
| Exterior: | Stucco, Wood Frame |
| Foundation: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home |

| | |
|------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 961 |
| LLD: | - |
| Zoning: | M-C2 |
| Utilities: | - |

Inclusions: NA

Discover your urban oasis in the heart of South Calgary, perfectly positioned for young professionals craving convenience and style. Just a short stroll from trendy Marda Loop—think morning coffee at Our Daily Brett—this chic 2-bed + Den condo offers seamless access to the buzzing 17th Ave entertainment district and downtown core. Step into 1,013 sq ft of modern elegance, featuring sleek luxury vinyl flooring, gourmet kitchen with stainless steel appliances, and stunning granite countertops in both kitchen and bathrooms. The open-concept living room flows effortlessly, ideal for hosting friends or unwinding after a busy day. Your private 400 sq ft south-facing terrace bathes in natural light, creating the perfect spot for morning yoga or evening cocktails with city views. The spacious primary bedroom boasts a luxurious 4-piece ensuite with high-end fixtures, while the second bedroom, also south-facing, floods with sunlight. Need a home office or gym? The versatile den has you covered. Plus, enjoy the comfort of in-floor heating (included in condo fees!) and the convenience of a heated underground parking stall. This is more than a home—it's a lifestyle. Embrace walkable urban living, vibrant nightlife, and modern comforts tailored for ambitious professionals. Schedule your viewing today and make this South Calgary gem yours!