



GRASSROOTS
REALTY GROUP

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106, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2247882



\$309,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Frame, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	Murphy Bed
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Welcome to your new vibrant inner-city living with this stylish 2-bed/bath (4-pc bath + 5-pc ensuite with his & her sink) condo in the sought-after community of Mardaloop, also known as South Calgary! Located in the boutique Victory & Venture complex, this home blends smart European design with functional layouts. Ideal for first-time buyers, professionals, or investors, it features one of the largest private patios in the building, perfect for outdoor living with a gas BBQ hookup. Inside, built-in storage keeps things tidy, while air conditioning ensures year-round comfort. The sleek kitchen boasts quartz countertops, tall soft-close cabinets, a gas cooktop, and built-in oven. Both bedrooms offer generous storage and flexibility, and you can use one as a home office or guest suite with a Murphy bed. Did I mention the rooftop patio on the top floor of the building with a BBQ, and panoramic city views where you can entertain your friends and family. Additional perks include titled underground parking, a separate storage locker, and pet-friendly policies (with board approval). All this, just steps from restaurants, shops, parks, transit, and more. + MAJOR BONUS!!! Just move in as this unit comes fully furnished, and All Furniture as seen stays with the unit!