



**GRASSROOTS**  
REALTY GROUP

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209, 1521 26 Avenue SW  
Calgary, Alberta

MLS # A2261901



**\$334,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 710 sq.ft.                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                    |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                                                                                               | <b>Condo Fee:</b> | \$ 551 |
| <b>Basement:</b>   | None                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Mixed, Wood Frame                                                                | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** Wooden eating table

This sophisticated two-bedroom, two-bathroom condo is situated in the prestigious Marda Loop community of South Calgary, within the exclusive Victory & Venture complex. Upon entry, residents are welcomed by a spacious foyer and ample closet space. The modern kitchen features high-quality appliances, quartz countertops, generous cabinetry, a gas cooktop, and a sizable island. Both bedrooms provide substantial space and storage, ideal for use as a home office or guest accommodation. The living room offers abundant natural light, a fireplace, and access to a large private patio—well-suited for relaxation and hosting gatherings. Air conditioning ensures comfort throughout the year. Residents also enjoy access to a rooftop patio equipped with BBQ amenities and expansive city views. The property is conveniently located close to dining, retail, parks, public transportation, and additional amenities.