



**204, 1521 26 Avenue SW  
Calgary, Alberta**

**MLS # A2295865**



**\$334,999**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	716 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home		

**Inclusions:** Non attached kitchen island

Welcome to this bright and stylish 2 bed 2 bath south-facing second-floor corner unit, perfectly situated in Calgary's sought-after inner city. Flooded with natural light from its sunny exposure, this home offers an open, airy feel throughout. The kitchen features sleek modern appliances, clean lines, and quality finishes that blend style with everyday functionality. Thoughtfully designed living and dining spaces make entertaining effortless, while the smart layout maximizes both comfort and privacy. Enjoy the convenience of urban living with Marda Loop and 17th Avenue and just a short walk away from cafes, restaurants, shops, fitness studios, and nightlife right at your doorstep. Whether you're a professional, investor, or first-time buyer, this location delivers unmatched walkability and lifestyle appeal. A perfect blend of modern design, natural light, and inner-city convenience—this is Calgary condo living at its best.