



GRASSROOTS
REALTY GROUP

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105, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2296679



\$325,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautifully located home in the sought-after community of South Calgary, just 5 minutes to downtown, where comfort and convenience come together. Bathed in natural light from large south-facing windows, this bright and inviting 2-bedroom, 2-bathroom property features a full kitchen and an open-concept layout that creates a spacious and functional living environment—perfect for both relaxing and entertaining. Step outside to your expansive 200 sq ft private terrace, complete with a gas line—ideal for summer BBQs, morning coffee, or unwinding at the end of the day. Residents also enjoy access to a rooftop patio, offering additional outdoor space to relax and take in the views. This home includes 1 underground parking stall and 1 storage unit, adding to its overall convenience and value. Situated in a prime location close to parks, shopping, dining, and transit, this is an excellent opportunity to enjoy everything South Calgary has to offer while living in a stylish and comfortable space.