

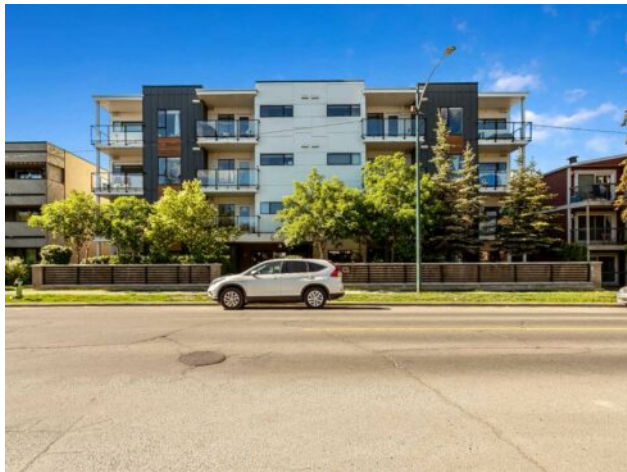


GRASSROOTS
REALTY GROUP

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301, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2143254



\$334,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	617 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	Asphalt, Flat
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Closet Organizers, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 478
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to your ideal home! This exquisite 2-bedroom, 2-bathroom condominium in South Calgary offers a perfect blend of quality and affordability, nestled in one of the most coveted inner-city neighbourhoods. Situated within walking distance of vibrant Marda Loop and close to downtown, this residence boasts numerous amenities. Included are a titled underground parking space with storage, a sophisticated home automation system, in-suite laundry facilities, and access to a rooftop patio with breathtaking city skyline views. Despite its compact size, this open-concept, European-inspired unit is meticulously designed to optimize every inch, featuring ample in-suite storage solutions. The gourmet kitchen is equipped with stainless steel appliances, a gas cooktop, and two-tone cabinetry complemented by LED feature lighting. The living room, bathed in natural light, opens onto a private balcony with a gas hookup, perfect for outdoor relaxation. Both bedrooms offer direct access to a well-appointed 5-piece Jack & Jill bathroom and are enhanced by built-in wardrobes, eliminating the need for bulky dressers. Additionally, there is a second fully-tiled 3-piece main bathroom. To top it off, this pet-friendly building ensures that every member of your household feels welcome.