



GRASSROOTS
REALTY GROUP

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101, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2190532



\$279,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	477 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Smart Home, Storage		

Inclusions: N/A

A well-designed condo in a fantastic location, featuring smart home technology that allows you to control access, lights, and temperature right from your phone. The unit offers plenty of storage, along with an in-unit washer and dryer. The den can be used as a guest bedroom or a home office. Enjoy the convenience of heated underground parking and additional separate storage within the fully secured building. Residents also have access to a green roof patio, perfect for entertaining. Just half a block to the bus stop. A beautiful cherry tree in front of the living room window adds charm - especially stunning in spring!