

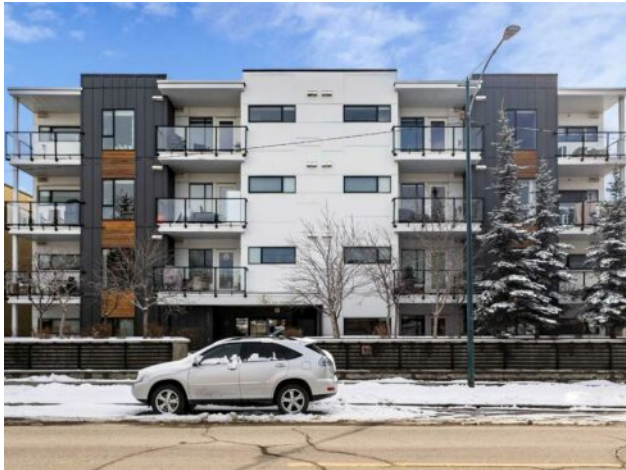


GRASSROOTS
REALTY GROUP

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105, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2208673



\$325,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate
Roof:	Asphalt, Flat
Basement:	-
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 472
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to this exceptional 2-bedroom, 2-bathroom condo in the heart of South Calgary with A/C and U/G Parking! Just steps from the vibrant Marda Loop community. This beautifully upgraded home blends European-inspired design with modern comfort, perfect for professionals, couples, or savvy investors. Step into a bright, open-concept layout filled with natural light and upscale finishes. The gourmet kitchen is a showstopper, featuring sleek white quartz countertops, soft-close cabinetry, a gas stove, stainless steel fridge, undermount lighting, a built-in pantry, and a stylish mosaic tile backsplash that adds texture and charm. Unwind in the spacious living area, complete with an electric fireplace and direct access to an oversized south-facing balcony—over 200 sq.ft.—perfect for lounging, entertaining, or enjoying evening sunsets. The primary bedroom offers a floor-to-ceiling built-in wardrobe, while the second bedroom provides flexible space for guests or a home office. Both rooms offer excellent storage, minimizing the need for bulky furniture. Enjoy the sleek, spa-like feel of the bathrooms, each featuring modern wall-mounted Euro-style toilets for a clean and contemporary look. The unit includes a 5-piece main bathroom, a 3-piece secondary bath, and in-suite laundry for added convenience. The home also comes with heated underground parking, an assigned storage locker, and access to a shared rooftop patio with panoramic city views. This pet-friendly building is well-managed and ideally located near trendy shops, transit, and parks. This is more than just a home—it's a lifestyle. Contact your favourite Realtor today to book your private showing and experience the best of Marda Loop living!

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