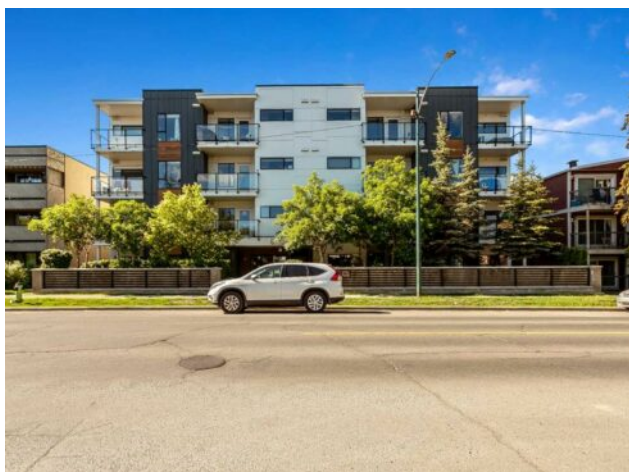


301, 1521 26 Avenue SW  
Calgary, Alberta

MLS # A2167266



## \$329,000

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

**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:** none

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.