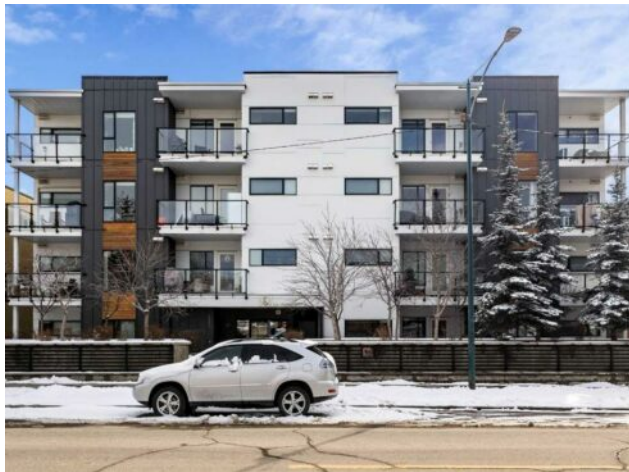


105, 1521 26 Avenue SW
Calgary, Alberta

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 | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt, Flat | Condo Fee: | \$ 472 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

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!