

# \$325,000 - 105, 1521 26 Avenue Sw, Calgary

MLS® #A2208673

## \$325,000

2 Bedroom, 2.00 Bathroom, 610 sqft

Residential on 0.00 Acres

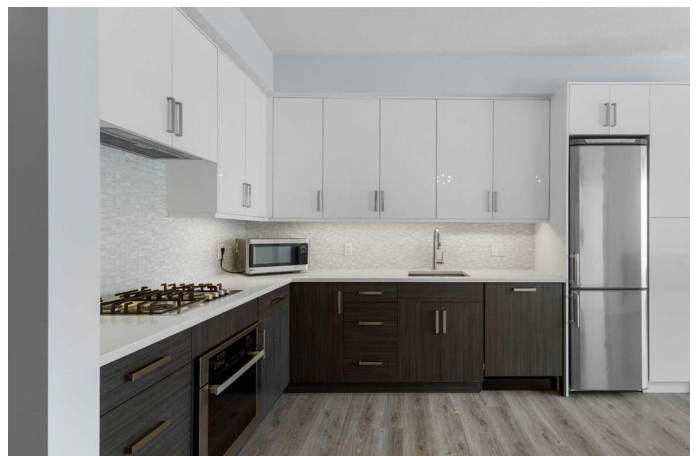
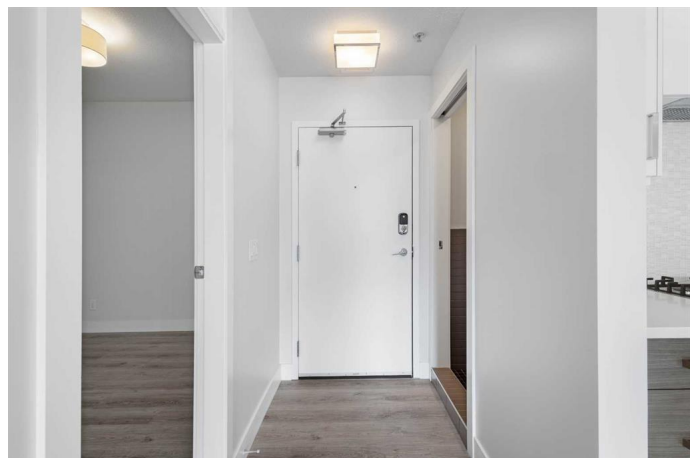
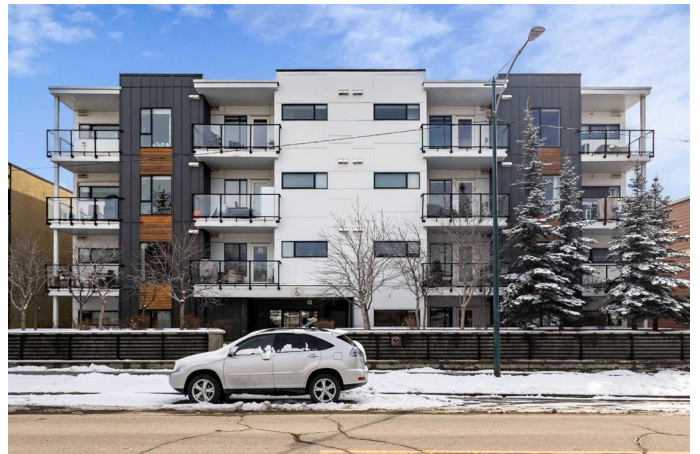
South Calgary, Calgary, Alberta

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!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208673          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 610               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 105, 1521 26 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1C4                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | Roof Deck   |
| Parking Spaces | 1           |
| Parking        | Underground |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                    |
| Appliances        | Built-In Oven, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard                                                                          |
| Cooling           | Wall/Window Unit(s)                                                                |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Electric                                                                           |
| # of Stories      | 4                                                                                  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt, Flat         |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 27              |
| Zoning         | M-C2            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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