

**208, 1521 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303048**



**\$299,999**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	518 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gated, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Frame, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

This EXECUTIVE 2-BEDROOM, 1-bath condo offers a highly functional OPEN-CONCEPT layout and shows absolutely spectacular. Loaded with upgrades, the home features STYLISH laminate flooring throughout and a gourmet kitchen that truly stands out—complete with quartz countertops, mosaic backsplash with under mount lighting, gas stove, matching stainless steel appliances, soft-close glossy white cabinetry, a movable island, and a modern pantry. The bright and inviting living room opens onto a very PRIVATE BALCONY—perfect for barbequing and entertaining. The spacious primary bedroom includes a floor-to-ceiling wardrobe, while the second bedroom is ideal for guests or a home office and offers ample storage. A full 4-piece bathroom completes the interior. Additional highlights include IN-SUITE WASHER AND DRYER, TITLED HEATED UNDERGROUND PARKING, a storage locker, and access to a beautifully designed common rooftop patio. This PET-FRIENDLY building is ideal for professionals, couples, or investors. Low condo fees include heat, water, and more. Conveniently located within walking distance to shopping and transit. The condo offers a highly functional open-concept layout and shows absolutely spectacular. Loaded with upgrades, the home features stylish laminate flooring throughout and a gourmet kitchen that truly stands out—complete with quartz countertops, mosaic backsplash with undermount lighting, gas stove, matching stainless steel appliances, soft-close glossy white cabinetry, a movable island, and a modern pantry. The bright and inviting living room opens onto a very private balcony—perfect for barbequing and entertaining. The spacious primary bedroom includes a floor-to-ceiling wardrobe, while the second bedroom is ideal for guests or a home office and offers

ample storage. A full 4-piece bathroom completes the interior. Additional highlights include in-suite washer and dryer, tiled heated underground parking, a storage locker, and access to a beautifully designed common rooftop patio. This pet-friendly building is ideal for professionals, couples, or investors. Low condo fees include heat, water, and more. Conveniently located within walking distance to shopping and transit.