

403, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2313439



\$339,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Window Coverings

Rare penthouse-style living with direct rooftop access in South Calgary. This bright 2-bedroom, 2-bathroom condo is one of only two units in the building that backs directly onto the shared rooftop patio, giving you an incredible extension of your living space just steps from your door. Inside, the open-concept layout offers a functional kitchen, comfortable living area, large windows, in-suite laundry, and a versatile second bedroom. The patio is the true highlight, with space to BBQ, entertain, unwind, or enjoy morning coffee with city views. Complete with underground parking and a separate storage locker, all close to Marda Loop, parks, restaurants, transit, and downtown. A rare low-maintenance inner-city home with standout outdoor living.