

202, 1521 26 Avenue SW  
 Calgary, Alberta

MLS # A2341894



**\$320,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 703 sq.ft.                         | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Radiant                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                | <b>Condo Fee:</b> | \$ 575 |
| <b>Basement:</b>   | -                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete, Mixed, Wood Frame                                  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** n/a

Inner city living in the heart of SOUTH CALGARY! This bright 2 bedroom, 2 full bathroom CORNER UNIT offers a spacious floor plan, 9' ceilings, AIR CONDITIONING and a fantastic location just minutes from Marda Loop, 17th Avenue SW and Downtown. The open concept kitchen features quartz countertops, stainless steel appliances, a GAS COOKTOP and large island with sink, opening to a comfortable living area and private balcony with BBQ gas hookup. The primary bedroom includes a 4 piece ensuite, while the second bedroom with a large window is ideal for guests or a home office. Additional features include IN SUITE LAUNDRY, TITLED UNDERGROUND PARKING and a separate STORAGE LOCKER. Enjoy even more outdoor space on the building's rooftop patio featuring seating, a shared grill and city views. An excellent opportunity to enjoy a spacious, well equipped condo in one of Calgary's most convenient inner city locations!