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208, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2343624



$284,900

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

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 429
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Metal Frame, Wood Frame, Wood Siding	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	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, 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.

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