

405, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2350379



\$309,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: Mail Key & Garage FOB

Stylish, sophisticated, and perfectly positioned for the ultimate inner-city lifestyle! Welcome to this beautifully appointed 2-bedroom, 2-bathroom corner condo in the sought-after community of South Calgary, where modern comfort meets urban convenience. Situated on the top floor of a contemporary building constructed in 2015, this desirable northwest-facing residence offers an inviting blend of style and functionality, complete with the added comforts of air conditioning, heated underground parking, and a separate storage locker. But the real showstopper? The incredible rooftop amenity space, conveniently located on the very same floor as your home! Think sweeping city views, inviting lounge areas, and a covered BBQ and dining space perfect for entertaining friends, enjoying summer evenings, or simply unwinding above the city. It's like having your very own rooftop patio, without any of the upkeep! And then there's the location! Perfectly positioned along 26th Avenue SW, just moments from 14th Street and vibrant 17th Avenue, you'll enjoy easy access to some of Calgary's best restaurants, cafés, boutiques, parks, and everyday conveniences. With the energy of Marda Loop and the excitement of downtown just minutes away, everything you love about inner-city living is right at your doorstep. Whether you're a young professional, a couple, or simply looking for a stylish, low-maintenance home in an unbeatable location, this one checks all the boxes. Top-floor privacy, fantastic amenities, and an address that puts you in the heart of it all. Welcome home!