

104, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2350838



\$280,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	713 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: NA

If outdoor space is high on your list, this is the one! This beautifully updated 2 bedroom, 2 bathroom apartment offers one of the biggest patios in the building, and it faces south, giving you a rare outdoor space to actually enjoy! Inside, the 713 square foot layout feels bright and comfortable with large windows, neutral finishes and plenty of natural light. Recent updates include; new carpet, a new tile backsplash in the kitchen and a new fridge! You also have in suite laundry, air conditioning, titled underground parking, and storage! Make sure you catch the sunrises and sunsets up on the shared rooftop patio. With lots of patio furniture, and a BBQ.. perfect for hosting. And then there's the location: Marda Loop gives you that downtown vibe without actually living downtown. Coffee shops, restaurants, local shops, fitness studios, parks and plenty to do all within the neighbourhood. It is the kind of location where you can walk out your door and enjoy your surroundings, while still being just minutes from downtown. If you're looking for an apartment that gives you something the others in the building simply don't, this one might be it!