

# \$325,000 - 105, 1521 26 Avenue Sw, Calgary

MLS® #A2208673

## \$325,000

2 Bedroom, 2.00 Bathroom, 610 sqft  
Residential on 0.00 Acres

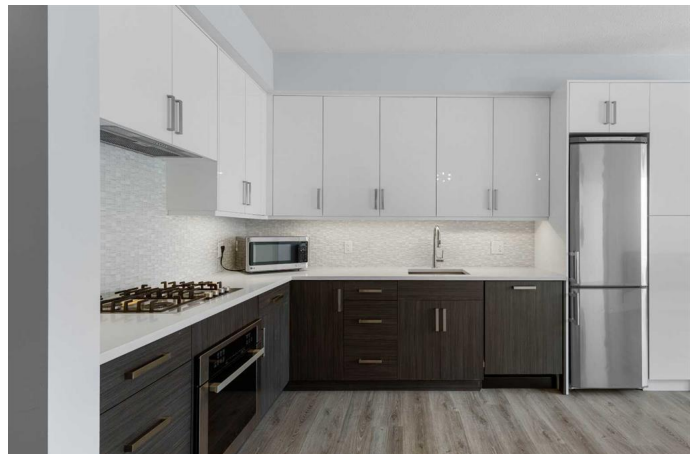
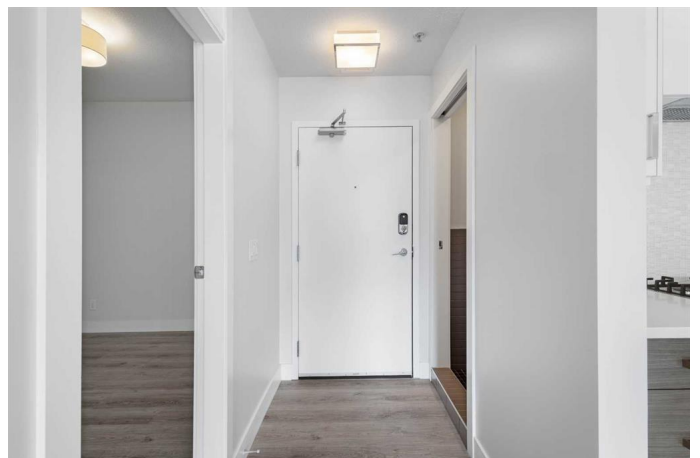
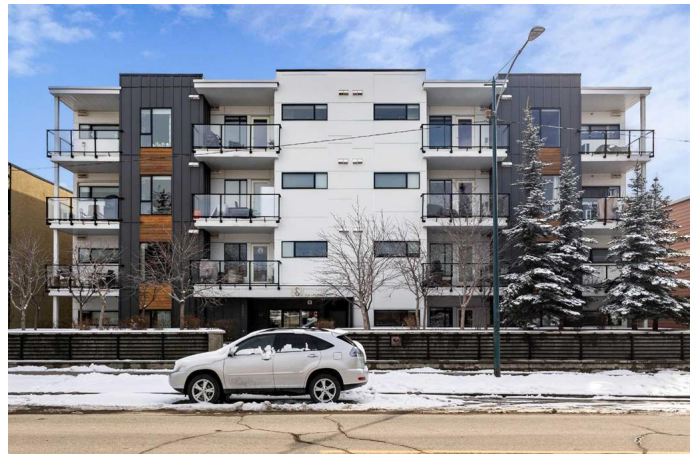
South Calgary, Calgary, Alberta

Welcome to this exceptional 2-bedroom, 2-bathroom condo in the heart of South Calgary with A/C and U/G Parking! Just steps from the vibrant Marda Loop community. This beautifully upgraded home blends European-inspired design with modern comfort, perfect for professionals, couples, or savvy investors.

Step into a bright, open-concept layout filled with natural light and upscale finishes. The gourmet kitchen is a showstopper, featuring sleek white quartz countertops, soft-close cabinetry, a gas stove, stainless steel fridge, undermount lighting, a built-in pantry, and a stylish mosaic tile backsplash that adds texture and charm.

Unwind in the spacious living area, complete with an electric fireplace and direct access to an oversized south-facing balcony—over 200 sq.ft.—perfect for lounging, entertaining, or enjoying evening sunsets. The primary bedroom offers a floor-to-ceiling built-in wardrobe, while the second bedroom provides flexible space for guests or a home office. Both rooms offer excellent storage, minimizing the need for bulky furniture.

Enjoy the sleek, spa-like feel of the bathrooms, each featuring modern wall-mounted Euro-style toilets for a clean and contemporary look. The unit includes a 5-piece main bathroom, a 3-piece secondary bath, and



in-suite laundry for added convenience.

The home also comes with heated underground parking, an assigned storage locker, and access to a shared rooftop patio with panoramic city views. This pet-friendly building is well-managed and ideally located near trendy shops, transit, and parks.

This is more than just a home—it's a lifestyle.

Contact your favourite Realtor today to book your private showing and experience the best of Marda Loop living!

Built in 2015

### Essential Information

MLS® #	A2208673
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	610
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	105, 1521 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C4

### Amenities

Amenities	Roof Deck
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt, Flat
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	19
Zoning	M-C2

### **Listing Details**

Listing Office	2% Realty
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