



THE
A-TEAM

**RE/MAX
FIRST**

1521 26 Avenue #208, Calgary T2T1C4

MLS® #: **A2141415** Area: **South Calgary** Listing Date: **06/14/24** List Price: **\$299,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Gated,Heated Garage,Titled,Underground**

Finished Floor Area

Abv Sqft: **517**
 Low Sqft:
 Ttl Sqft: **517**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Garden,Other**

Construction: **Composite Siding,Metal Frame,Wood Frame,Wood Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`8" x 10`8"	Living Room	Main	11`6" x 11`4"
Laundry	Main	3`1" x 3`0"	Balcony	Main	9`6" x 6`8"
Bedroom - Primary	Main	10`8" x 8`3"	Bedroom	Main	9`10" x 8`3"
4pc Bathroom	Main	7`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$408

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1512592**

Remarks

Pub Rmks: **This executive 2 bedroom, 1 bath condo has a very functional open plan concept and shows spectacular ! Loaded with upgrades including laminate flooring, gourmet kitchen is simply stunning with quartz counter tops, mosaic backsplash w/undermount lighting, gas stove, matching stainless appliances, soft-close glossy white cabinets, movable island & modern pantry. The living room is bright with access to a very private balcony perfect for barbequing and entertaining. Master bedroom is spacious with floor to ceiling wardrobe. 2nd bedroom is perfect for guest or office, lots of storage and there is also a full 4 pc bathroom. In-suite washer/dryer, underground parking & storage locker & a gorgeous common area ROOFTOP PATIO. This home is perfect for a professional, couple, or an investor and is PET FRIENDLY. Low condo fee INCL water, heat & more. Walking distance to shopping, transit, TITLED HEATED UNDERGROUND PARKING.**

Inclusions:
Property Listed By: **Kitchen table
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









