

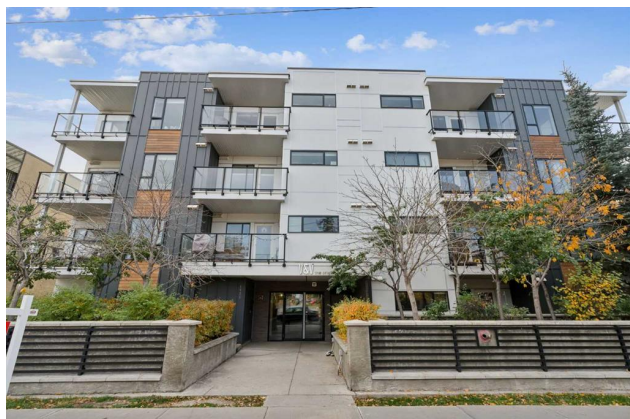


THE
A-TEAM

**RE/MAX
FIRST**

1521 26 Avenue #105, Calgary T2T 1C4

MLS®#: **A2171936** Area: **South Calgary** Listing Date: **10/17/24** List Price: **\$325,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **610**
 Low Sqft:
 Ttl Sqft: **610**

DOM

65
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **39**
 Garage Sz:

Utilities and Features

Roof: **Asphalt,Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|---------------------------------------|--------------|----------------------|
| Kitchen | Main | 12`8" x 11`10" | Living/Dining Room Combination | Main | 11`2" x 8`10" |
| Bedroom - Primary | Main | 11`5" x 10`5" | Bedroom | Main | 10`10" x 9`9" |
| 3pc Bathroom | Main | 6`11" x 2`11" | 5pc Ensuite bath | Main | 8`2" x 6`7" |
| Balcony | Main | 22`8" x 9`4" | | | |

Legal/Tax/Financial

Condo Fee: **\$472** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1512592**

Remarks

Pub Rmks: **Explore this exceptional 2-bedroom, 2-bathroom condo located near Marda Loop in South Calgary. Blending European-inspired design with modern amenities, this unit boasts a bright, open-concept layout and numerous upgrades throughout. At the heart of the home is the gourmet kitchen, featuring white quartz countertops, a neutral backsplash, undermount lighting, a gas stove, stainless steel fridge, soft-close white cabinetry, and a built-in pantry. The spacious living area opens onto a large south-facing balcony, perfect for entertaining or unwinding in the evening. The master bedroom includes a floor-to-ceiling built-in wardrobe, while the versatile second bedroom is ideal for guests or a home office. Both bedrooms offer ample storage, reducing the need for extra furniture. The unit also includes a stylish 5-piece bathroom, an additional 3-piece bathroom, and in-suite laundry for added convenience. Upgrades such as air conditioning, an electric fireplace, and laminate flooring throughout elevate the home. Heated underground parking with a storage locker adds further convenience, and residents can take advantage of the shared rooftop patio with stunning city views. This pet-friendly building is ideal for professionals, couples, and investors, offering both comfort and practicality. Situated just steps away from Marda Loop's vibrant shops, transit, and parks, this condo offers an unbeatable combination of lifestyle and location. Don't miss your chance to make this beautiful condo your new home! Contact your favorite Realtor to schedule a showing today!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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





