

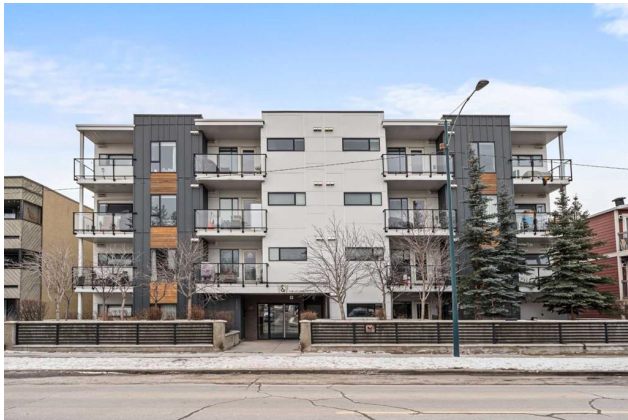


THE A-TEAM

RE/MAX FIRST

1521 26 Avenue #103, Calgary T2T 1C4

MLS#: A2187841 Area: South Calgary Listing Date: 01/16/25 List Price: \$299,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2014

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: 534

Low Sqft:

Ttl Sqft: 534

DOM

6

Layout

Beds: 2 (2)

Baths: 1.0 (1 0)

Style: Apartment

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard,Natural Gas
Sewer:
Ext Feat: Other

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

Kitchen Appl: Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: Built-in Features,Closet Organizers,Smart Home,Stone Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Living Room, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$410 Title: Fee Simple Zoning: M-C2

Fee Freq:
Monthly

Legal Desc: **1512592**

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY, JAN 19th 1:00PM-3:30PM* Welcome to this stylish and modern urban retreat in the heart of vibrant Marda Loop! This thoughtfully designed ground-floor unit offers 535 square feet of sleek, European-inspired living with clever space-saving features throughout. The kitchen is a standout, featuring integrated stainless steel appliances, a gas cooktop, built-in oven, quartz countertops, under-cabinet lighting, and tall, glossy white cabinets for a clean, contemporary look. This home includes two bedrooms, both with floor-to-ceiling wardrobes and built-in organizers. The second bedroom is perfect for a home office or guest space. The home boasts 9-foot ceilings, laminate flooring, in-suite laundry, and air conditioning for year-round comfort. Step outside to your private patio with a natural gas hookup, ideal for BBQs and relaxing outdoors. Take full advantage of the rooftop terrace, where you'll find BBQs, dining tables, fire pits, and lounge areas to soak up the sun and enjoy spectacular views of Calgary. This pet-friendly building also offers titled underground parking and a storage locker for added convenience. Located in the highly walkable neighbourhood of Marda Loop, you'll have access to an array of eclectic shops, restaurants, pathways, and parks. Commuting is easy, with downtown just a 5 minute drive or a quick bus ride away. Don't miss the chance to experience the convenience and charm of this exceptional home!**

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

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





