

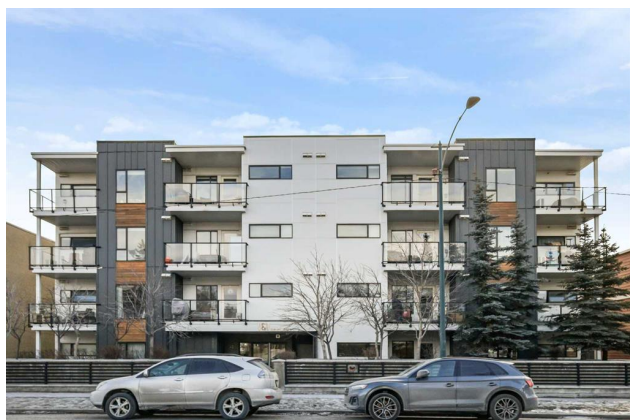


THE
A-TEAM

**RE/MAX
FIRST**

1521 26 Avenue #102, Calgary T2T 1C4

MLS®#: **A2190217** Area: **South Calgary** Listing Date: **01/25/25** List Price: **\$219,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **413**
 Low Sqft:
 Ttl Sqft: **413**

DOM

28
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Off Street**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction: **Wood Frame**
 Heating: **Baseboard** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`9" x 8`4"	4pc Bathroom	Main	7`8" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$322** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**
 Legal Desc: **1512592**

Remarks

Pub Rmks: **This fully upgraded 1-bedroom condo is a fantastic investment opportunity! Cheaper than renting & designed for modern living, it offers a smart, efficient floor plan with no wasted space. The spacious gourmet kitchen features quartz countertops, a garburator, under-cabinet lighting, a mosaic backsplash, a sleek European appliance package, and glossy high-profile cabinets. Plus, it includes a custom coffee bar with extra storage space. The master bedroom is tucked behind frosted glass sliding doors, blending privacy with contemporary style, and features a floor-to-ceiling built-in wardrobe for ample storage. The living room opens to a private balcony equipped with a gas line, perfect for grilling. As a bonus, the building boasts a stunning community rooftop patio, offering the perfect spot to unwind and take in the views—a true gem of this vibrant property! No titled parking but many available for \$150/m. Both wall mounted TV's are included.**

Inclusions: **TV & Mounts X2**

Property Listed By: **Greater Property Group**

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





