

# \$325,000 - 13, 1521 26 Avenue Sw, Calgary

MLS® #A2219930

**\$325,000**

2 Bedroom, 2.00 Bathroom, 612 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

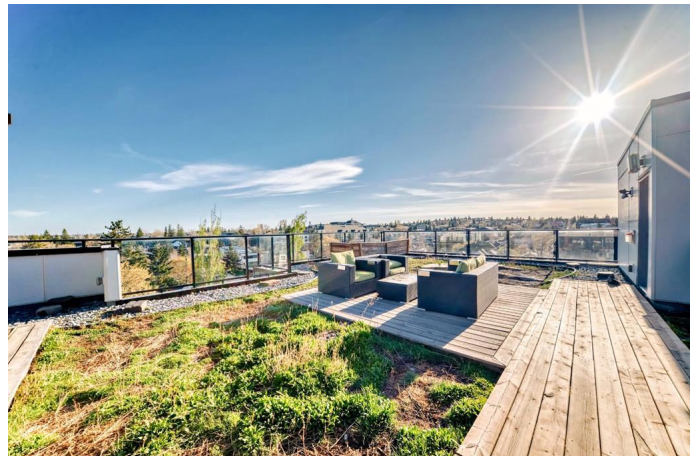
Welcome to a modern retreat in the highly desirable community of Marda Loop! This thoughtfully designed ground-floor unit offers 611 square feet of sleek living space. The well appointed kitchen featuring stainless steel appliances, a gas cooktop, built-in oven, quartz countertops, under-cabinet lighting, and tall, glossy white cabinets for a clean, contemporary look. This home includes two bedrooms including the primary bedroom with a walkthrough closet and 4pm ensuite bathroom. The second bedroom is perfect for a home office or guest space. The home has been finished with luxury vinyl plank flooring. Step outside to your private patio with a natural gas hookup, ideal for BBQs and relaxing outdoors. Enjoy the rooftop terrace on the 4th floor where youâ€™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. Condo fees cover heat and water!!!! Located in the highly walkable neighbourhood of Marda Loop with an easy commute to downtown. Donâ€™t miss this opportunity and call for your viewing today!

Built in 2015

## Essential Information

MLS® #                      A2219930

Price                        \$325,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 612               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13, 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 Smoking Home                                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard                                         |
| Cooling           | None                                              |
| # of Stories      | 4                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt, Flat         |
| Construction      | Wood Frame            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |

ZoningM-C2

Listing Details

Listing Office2% Realty

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