

# \$325,000 - 105, 1521 26 Avenue Sw, Calgary

MLS® #A2208673

## \$325,000

2 Bedroom, 2.00 Bathroom, 610 sqft

Residential on 0.00 Acres

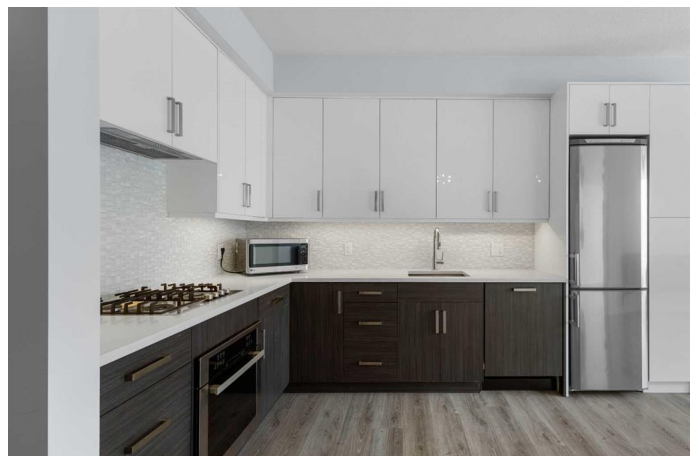
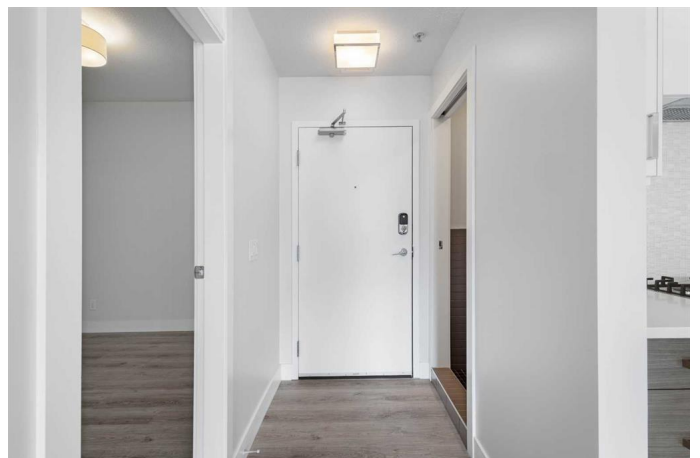
South Calgary, Calgary, Alberta

Welcome to this exceptional 2-bedroom, 2-bathroom condo in the heart of South Calgary with A/C and U/G Parking! Just steps from the vibrant Marda Loop community. This beautifully upgraded home blends European-inspired design with modern comfort, perfect for professionals, couples, or savvy investors.

Step into a bright, open-concept layout filled with natural light and upscale finishes. The gourmet kitchen is a showstopper, featuring sleek white quartz countertops, soft-close cabinetry, a gas stove, stainless steel fridge, undermount lighting, a built-in pantry, and a stylish mosaic tile backsplash that adds texture and charm.

Unwind in the spacious living area, complete with an electric fireplace and direct access to an oversized south-facing balcony—over 200 sq.ft.—perfect for lounging, entertaining, or enjoying evening sunsets. The primary bedroom offers a floor-to-ceiling built-in wardrobe, while the second bedroom provides flexible space for guests or a home office. Both rooms offer excellent storage, minimizing the need for bulky furniture.

Enjoy the sleek, spa-like feel of the bathrooms, each featuring modern wall-mounted Euro-style toilets for a clean and contemporary look. The unit includes a 5-piece main bathroom, a 3-piece secondary bath, and



in-suite laundry for added convenience.

The home also comes with heated underground parking, an assigned storage locker, and access to a shared rooftop patio with panoramic city views. This pet-friendly building is well-managed and ideally located near trendy shops, transit, and parks.

This is more than just a home—it's a lifestyle.

Contact your favourite Realtor today to book your private showing and experience the best of Marda Loop living!

Built in 2015

### Essential Information

MLS® #	A2208673
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	610
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	105, 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 Animal Home, No Smoking Home
Appliances	Built-In Oven, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt, Flat
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	28
Zoning	M-C2

### Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.