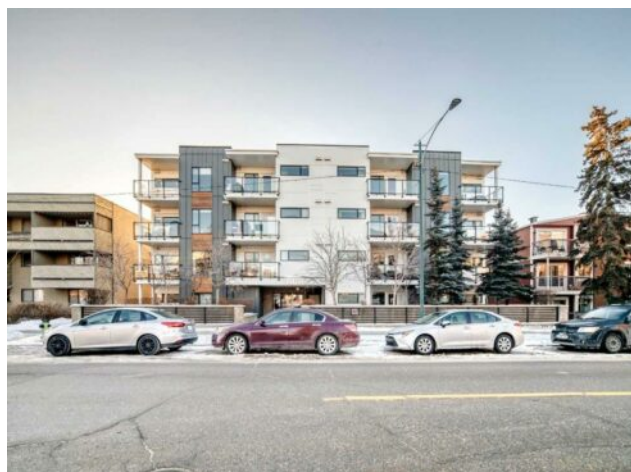


304, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2276138



\$339,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV wall mount in living room

Welcome to this modern and well-kept 2-bedroom, 2-bathroom condo located in a desirable South Calgary community. Thoughtfully designed with contemporary finishes, this home offers comfortable, low-maintenance living just minutes from downtown and walking distance to Marda Loop. The south-facing orientation provides abundant natural sunlight and added privacy, and with no unit above, the space offers enhanced quiet and comfort. Included with the unit are one parking stall and one storage locker for added convenience. Enjoy easy access to nearby amenities, transit, shopping, and dining, all within a well-maintained building and welcoming neighborhood. Ideal for professionals, first-time buyers, or investors.