

202, 1805 26 Avenue SW  
Calgary, Alberta

MLS # A2288055



## \$270,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 605
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** na

Upgraded Condo in the Heart of South Calgary &mdash; Steps from Marda Loop Welcome to this beautifully upgraded condo in one of Calgary's most sought-after inner-city neighbourhoods. Thoughtfully designed with a modern open-concept layout, this home immediately impresses with rich hardwood floors, soaring windows that flood the space with natural light, and a cozy gas fireplace that anchors the living room. The kitchen is a true standout &mdash; featuring sleek granite countertops, a classic subway tile backsplash, warm wood slat accents, and well-kept stainless appliances. Whether you're hosting or cooking for one, this kitchen delivers both function and style. The oversized primary bedroom offers the kind of space that's rare to find, while the updated bathroom is clean and modern. An in-suite laundry with additional storage rounds out the practical side of condo living. Step out onto your private balcony &mdash; large enough to BBQ and enjoy everything an Alberta summer has to offer. Completing the package: a titled, heated underground parking stall, because Calgary winters demand nothing less. Live where the city comes alive. Marda Loop puts you within walking distance of some of Calgary's best independent restaurants, caf&eacute;s, boutique fitness studios, and weekend farmers markets. River Park, Sandy Beach, and the Elbow River pathway system are minutes away for running, cycling, and dog walks. Nearby Garrison Woods, Altadore, and 33rd Avenue SW offer even more dining and nightlife without the commute. Immediate possession available. Call today to book your private viewing &mdash; this one won't last.