

# \$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

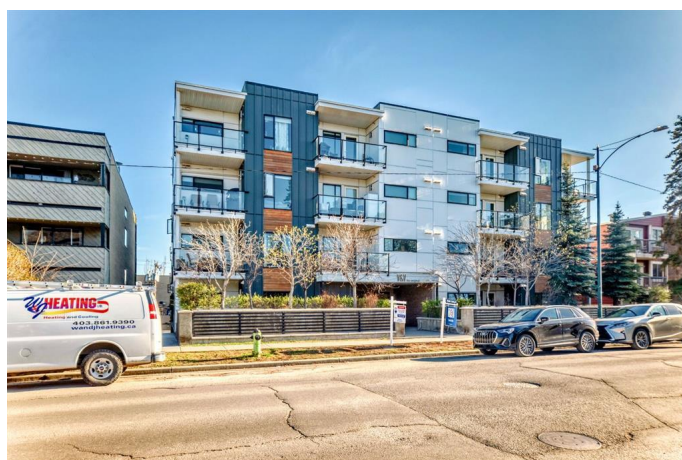
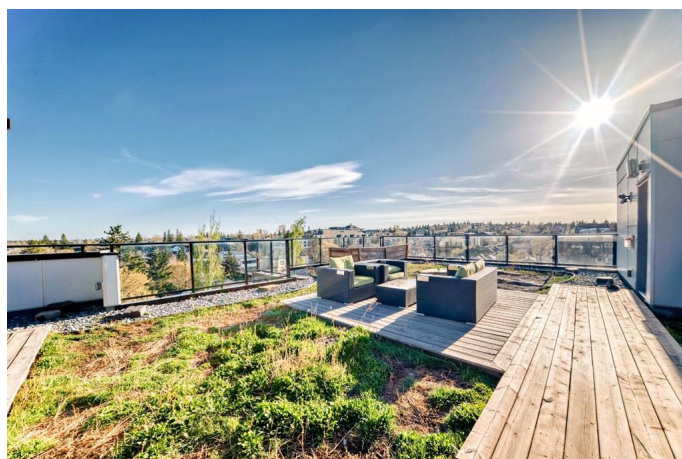
Welcome to a modern retreat in the highly desirable community of Marda Loop! This thoughtfully designed ground-floor unit offers 611 square feet of sleek living space. The well appointed kitchen featuring stainless steel appliances, a gas cooktop, built-in oven, quartz countertops, under-cabinet lighting, 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	4

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.