

# \$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	27

Zoning                      M-C2

**Listing Details**

Listing Office              2% Realty

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