$339,900 - #404, 1521 26 Avenue Sw, Calgary
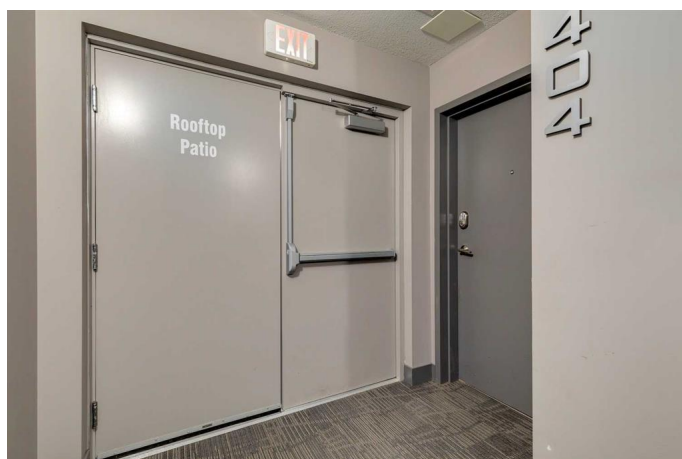
MLS® #A2216333

$339,900

2 Bedroom, 2.00 Bathroom, 594 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this bright and clean, modern 2 bedroom unit, situated on the top floor with direct access to a spacious and inviting shared rooftop terrace. 9 foot ceilings and built in AC are just a couple features along with two tandem underground parking spaces included with this unit. Situated in the trendy and desirable community of Marda Loop, youâ€™re just steps away from the shopping district as well as numerous parks and the community centre. Walk in the front door to a bright, open concept living and kitchen area with large South facing windows and patio door. Step into the spacious and well designed kitchen complete with quartz countertops, undermount lighting, soft close cabinetry, a built in oven and gas cooktop. Contemporary appliances and fixtures will be sure to catch your eye through the living space, complete with a wall mounted electric fireplace. This home features two bedrooms including a bright primary bedroom, along with a generously sized second bedroom or home office. A spacious 4pc Jack and Jill bathroom joins the two bedrooms, and youâ€™ll find a second half bath off the foyer, alongside a stacked in-suite laundry closet. Custom, built-in wardrobes are a space saver in both bedrooms, as well as the entryway. Stepping out onto your private patio complete with a natural gas BBQ hookup, youâ€™ll find direct access to the shared rooftop terrace overlooking South Calgary. This space also has a shared gas grill, along with numerous

seating areas, perfect for hosting your friends and family, or relaxing and reading a book. Take the elevator down to the heated P2 where you will find two titled parking spaces (tandem), as well as a secure storage locker. The second space can be used for a second household car, or a seasonal vehicle like a sportscar or motorcycle, or it can be rented out to generate income. This pet-friendly building is in a prime location, just a short walk to the dog park, or the busy beltline and downtown, while also secluded atop the hill with panoramic views of our beautiful cityscape. Book a showing today to see it for yourself!

Built in 2015

Essential Information

MLS® #	A2216333
Price	$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	594
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	#404, 1521 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C4

Amenities

Amenities	Community Gardens, Elevator(s), Gazebo, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Tandem, Enclosed, Guest, Owned, Parkade, Secured, Titled, Underground
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Recreation Facilities
Appliances	Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Wall/Window Air Conditioner, Built-In Oven, Gas Cooktop
Heating	Fireplace(s), Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Gas Grill, Outdoor Grill
Roof	Flat, Tar/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	8
Zoning	M-C2

Listing Details

Listing Office	Real Broker