



1521 26 Avenue Calgary Alberta

\$339,900

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, you'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 you'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, you'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 prim...

Kitchen 12.42 Ft x 11.00 Ft
Living room 11.00 Ft x 9.00 Ft
Foyer 7.75 Ft x 7.42 Ft
Primary Bedroom 12.75 Ft x 8.50 Ft

Bedroom 12.67 Ft x 8.25 Ft
4pc Bathroom 8.33 Ft x 4.92 Ft
2pc Bathroom 5.25 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net