

780-380-6207
meghan@meghanrobinson.net

309, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2223181



\$325,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: NA

2-bedroom, 2-bathroom, air-conditioned, 9-foot ceiling, and titled underground parking! This unit is bright, modern, super-clean, and ready to move in, all at a super-affordable price. A great floor plan means the rooms, including the living area, are surprisingly large and versatile. The kitchen features a gas range and quartz countertops, including a large island. There's also a sizeable balcony with power and a gas outlet. Parking is in P2 (turn left as you leave the elevator, and it's the first spot). There's also a storage cage on the same level. Don't forget to check out the rooftop terrace overlooking South Calgary! This space has several seating areas and a shared gas grill, perfect for hosting friends and family. Don't miss this one. It will sell fast!