

307, 1805 26 Avenue SW
Calgary, Alberta

MLS # A2199615



\$279,999

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt
Basement:	None
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 717
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Experience the perfect blend of style, comfort, and location in this stunning 2-bedroom condo located in the heart of trendy Marda Loop! This well-designed home boasts a bright and open layout, with a private west-facing patio that's perfect for soaking up the afternoon sun or relaxing outdoors. The beautifully finished kitchen features granite countertops, stainless steel appliances, and upgraded light fixtures, flowing seamlessly into a spacious living area complete with in-floor heating. Additional highlights include an in-suite washer and dryer with a walk-in laundry room, a custom phantom screen, and thoughtful touches throughout. Both bedrooms are generously sized, with the second bedroom large enough to accommodate a KING-sized bed comfortably. A well-appointed 4-piece bathroom further enhances the functionality and appeal of this home. Amenities include titled heated underground parking, secure underground bike racks, and a prime location within walking distance to parks, playgrounds, trendy shops, fantastic restaurants, and all the best Marda Loop has to offer. With all these incredible features priced under \$300k, this is a must-see! Book your showing today!