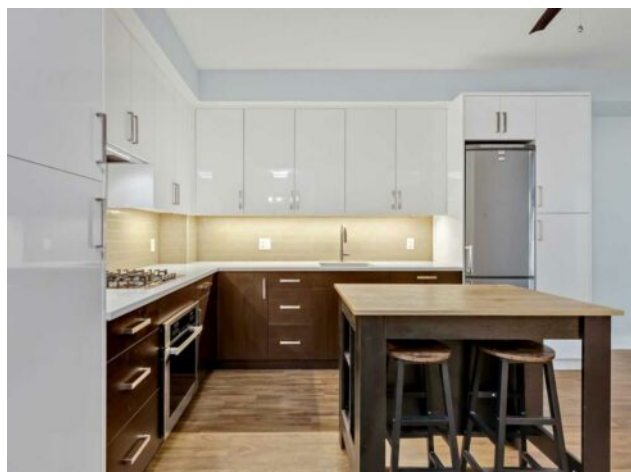


203, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2210672



\$300,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	529 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: N/A

Welcome to the Victory and Venture Building & where modern European design meets the unbeatable lifestyle of Marda Loop! This stylish 2-bedroom condo is perfect for a variety of buyers & whether you're a first-time homeowner, young family, professional, or investor, this unit checks all the boxes. The kitchen is a dream for home cooks, featuring quartz countertops, stainless steel appliances, a gas range, and ample soft-close cabinetry to keep everything neatly organized. The primary bedroom is thoughtfully designed with a floor-to-ceiling wardrobe and extra space for a vanity or additional dresser. The second bedroom also includes a custom wardrobe and comfortably fits a queen bed & or can be transformed into a home office or flex space to suit your needs. Other highlights include soaring 9 ft ceilings, an eco-friendly 4-piece bathroom, high-end laminate plank flooring, in-suite stacked washer and dryer, and a private balcony complete with gas BBQ hookup. You'll also appreciate the titled, secured underground parking and separate storage locker. Top it all off with access to a rooftop patio & the perfect spot to unwind, take in the views, and enjoy a drink after a long day. Located in the heart of vibrant Marda Loop, you're just steps away from restaurants, cafés, shops, pubs, groceries, parks, fitness studios, transit, and so much more. Don't miss this great opportunity!