



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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106, 1521 26 Avenue SW
Calgary, Alberta

MLS # A2247882



\$309,900

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 472 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Metal Frame, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |
| Inclusions: | Murphy Bed | | |

Welcome to your new vibrant inner-city living with this stylish 2-bed/bath (4-pc bath + 5-pc ensuite with his & her sink) condo in the sought-after community of Mardaloop, also known as South Calgary! Located in the boutique Victory & Venture complex, this home blends smart European design with functional layouts. Ideal for first-time buyers, professionals, or investors, it features one of the largest private patios in the building, perfect for outdoor living with a gas BBQ hookup. Inside, built-in storage keeps things tidy, while air conditioning ensures year-round comfort. The sleek kitchen boasts quartz countertops, tall soft-close cabinets, a gas cooktop, and built-in oven. Both bedrooms offer generous storage and flexibility, and you can use one as a home office or guest suite with a Murphy bed. Did I mention the rooftop patio on the top floor of the building with a BBQ, and panoramic city views where you can entertain your friends and family. Additional perks include titled underground parking, a separate storage locker, and pet-friendly policies (with board approval). All this, just steps from restaurants, shops, parks, transit, and more. + MAJOR BONUS!!! Just move in as this unit comes fully furnished, and All Furniture as seen stays with the unit!