

# \$249,000 - 7, 1815 26 Avenue Sw, Calgary

MLS® #A2213386

**\$249,000**

1 Bedroom, 1.00 Bathroom, 496 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

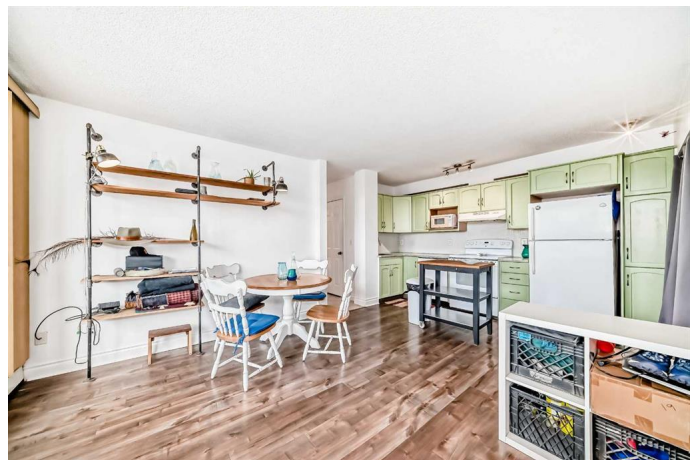
**\*\* Open House This Weekend! May 3rd from 10am-1pm!\*\***

Quiet, sunny, one bedroom apartment close to downtown! Second floor unit in the South Calgary community walkable to the trendy Marda Loop area. Private unit with south facing balcony with unobstructed view of the neighbourhood. Comfortable sized primary bedroom, in suit laundry, 4-piece bathroom and separate private storage included. Newer appliances include 2022 Toilet and 2023 Dishwasher. Assigned parking space and walkable to cafes, restaurants, and convenience stores. Condo fees include heat and electricity. Truly a great place to live in the city! Quick possession available.

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213386    |
| Price          | \$249,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 496         |
| Acres          | 0.00        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7, 1815 26 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T1E2               |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Storage |
| Parking Spaces | 1                |
| Parking        | Assigned, Stall  |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home                                                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Boiler                                                                                       |
| Cooling           | None                                                                                                    |
| # of Stories      | 4                                                                                                       |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction      | Brick, Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 13               |
| Zoning         | M-C2             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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