

# \$312,500 - 102, 1805 26 Avenue Sw, Calgary

MLS® #A2205628

## \$312,500

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

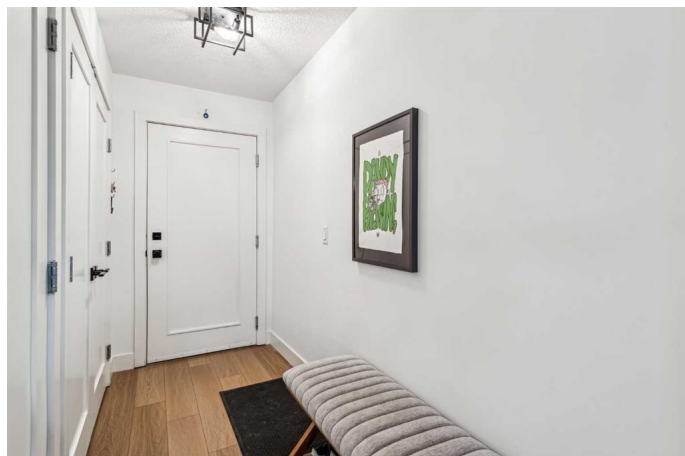
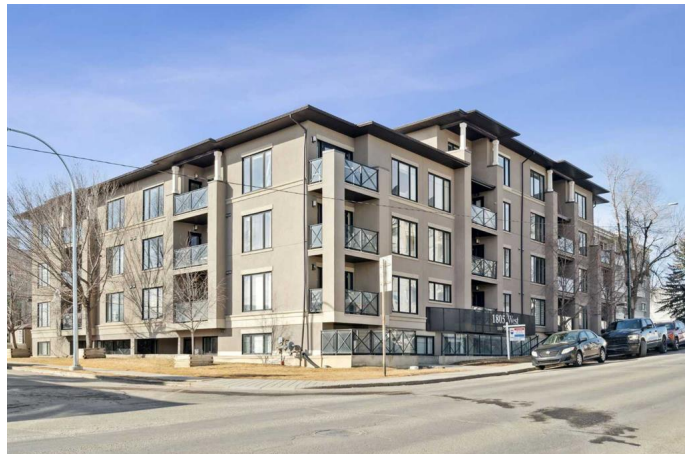
South Calgary, Calgary, Alberta

Welcome to the sought after community of South Calgary. Just minutes from the chic shopping district of Marda Loop. Urban lifestyle meets elegance in this spacious and beautiful 1053sqft, 2-bedroom, 2 full bath unit. The open and modern kitchen showcases a large center island designed to provide the perfect hub for hosting and unleashing your inner chef. With modern stainless-steel appliances (inc. ceramic cooktop stove, dual door refrigerator), sleek granite countertops, pendant lighting, and ample counter and to ceiling cupboard space (including under cabinet lighting).

This spacious open concept home presents a formal dining area, and substantial living room with a refined electric fireplace. Two expansive bedrooms also compliment this unit including the large master bedroom with a 4pce ensuite and spacious walk-in closet. Also for your convenience, a new stacked washer and dryer providing in suit laundry. To complete this striking unit, step out onto your private and enclosed patio sanctuary surrounded by glass railings.

Don't forget about your heated, and secured, underground TITLED parking stall which also has space for storage at the front of your parking stall as seen in photo.

Just steps from South Calgary Park, Sandy Beach Park, Marda Loop, walking/bike paths, minutes to downtown, Lakeview and Earl Grey Golf courses, Glenmore Reservoir, dozens of coffee shops, cafes, boutique shops,



restaurants, Fitness and Yoga studios, and City Transit. This is the epitome of walkability and vibrant community. Book your showing today!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205628          |
| Price          | \$312,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,053             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 102, 1805 26 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1E2                |

**Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Snow Removal                   |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Underground, Titled |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked                         |

|                 |                        |
|-----------------|------------------------|
| Heating         | In Floor, Fireplace(s) |
| Cooling         | None                   |
| Fireplace       | Yes                    |
| # of Fireplaces | 1                      |
| Fireplaces      | Living Room, Electric  |
| # of Stories    | 4                      |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Lighting           |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 43               |
| Zoning         | M-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.