

# \$242,900 - 7, 1815 26 Avenue Sw, Calgary

MLS® #A2213386

**\$242,900**

1 Bedroom, 1.00 Bathroom, 496 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

\*\*\*Open House! May 11th 12 noon-3pm come see your new home with a Great NEW Price\*\*\*

Discover this charming one-bedroom condo with very affordable condo fees that include heat and electricity, offering excellent value. The south facing balcony provides maximum sunlight and a bright sunny exposure throughout the day. Ideally situated in a vibrant neighborhood, it offers easy access to trendy eateries, pubs, parks, and an energetic city vibe- perfect for enjoying the lively Marda Loop area.

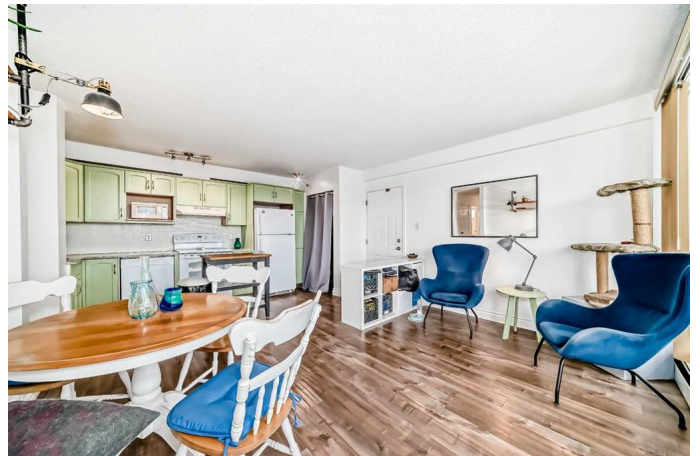
With monthly costs that could be equal to or less than your current rent, this condo is an excellent opportunity for the first time buyers or investors seeking a strong rental property. Located on the second floor, this suit has been well maintained with recent upgrades, ensuring comfort and peace of mind. In-suit laundry, separate private storage, secure updated FOB system, and off street parking stall are but a few of the pluses included in this suit. Experience the trendy lifestyle and vibrant community right at your doorstep! One of the best priced condos available in the area!

Built in 1967

## Essential Information

MLS® # A2213386

Price \$242,900



|                |                   |
|----------------|-------------------|
| 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 | 20               |

Zoning

M-C2

## **Listing Details**

Listing Office

TREC The Real Estate Company

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