

# \$350,000 - 209, 1805 26 Avenue Sw, Calgary

MLS® #A2242190

## \$350,000

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Discover your urban oasis in the heart of South Calgary, perfectly positioned for young professionals craving convenience and style. Just a short stroll from trendy Marda Loop—think morning coffee at Our Daily Brett—this chic 2-bed + Den condo offers seamless access to the buzzing 17th Ave entertainment district and downtown core. Step into 1,013 sq ft of modern elegance, featuring sleek luxury vinyl flooring, gourmet kitchen with stainless steel appliances, and stunning granite countertops in both kitchen and bathrooms. The open-concept living room flows effortlessly, ideal for hosting friends or unwinding after a busy day. Your semi-private 400 sq ft south-facing terrace bathes in natural light, creating the perfect spot for morning yoga or evening cocktails with city views.

The spacious primary bedroom boasts a luxurious 4-piece ensuite with high-end fixtures, while the second bedroom, also south-facing, floods with sunlight. Need a home office or gym? The versatile den has you covered. Plus, enjoy the comfort of in-floor heating (included in condo fees!) and the convenience of a heated underground parking stall.

This is more than a home—it's a lifestyle. Embrace walkable urban living, vibrant nightlife, and modern comforts tailored for ambitious professionals. Schedule your viewing today and make this South Calgary



gem yours!

Built in 2008

### **Essential Information**

MLS® #	A2242190
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	209, 1805 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E2

### **Amenities**

Amenities	Elevator(s), Other, Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony, Other
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	6
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Blue Sky
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