

# \$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

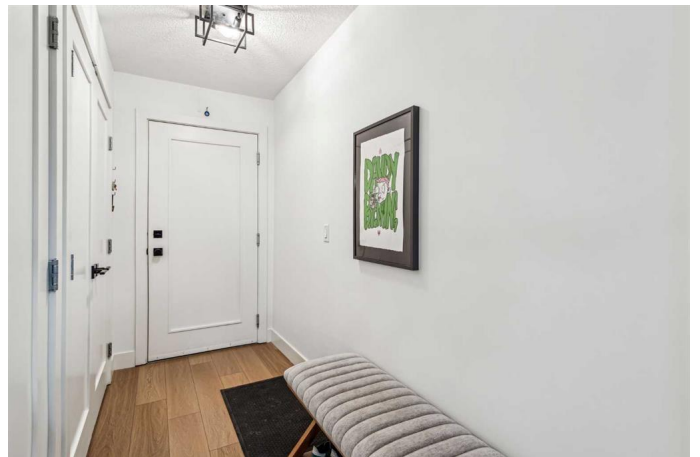
South Calgary, Calgary, Alberta

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.

Donâ€™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	41
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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