

403, 1805 26 Avenue SW
Calgary, Alberta

MLS # A2236244



\$269,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	715 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Soaking Tub		

Inclusions: N/A

Welcome to 403, 1805 26 Avenue SW. Nestled in the highly sought-after inner-city community of South Calgary. This top-floor unit offers peace and privacy with no neighbors above, a functional open-concept layout, and hard surface flooring throughout. Located just minutes from the vibrant Marda Loop shopping district, this home combines the best of convenience, lifestyle, and charm. Step inside to discover a bright and stylish 1-bedroom, 1-bathroom residence featuring a modern kitchen with stainless steel appliances, sleek granite countertops, pendant lighting, and floor-to-ceiling cabinetry for maximum storage. The spacious living area is perfect for entertaining or unwinding, complete with a cozy gas fireplace and adjacent dining space. The generously sized primary bedroom boasts a large closet and a 4-piece ensuite, while a stacked washer and dryer offer in-suite laundry convenience. Enjoy your morning coffee or evening wine on the private, glass-enclosed patio sanctuary, perfectly positioned to face the quieter road and capture city skyline views. Enjoy the benefits of a titled, heated, and secured underground parking stall. Just steps from South Calgary Park, Sandy Beach, and the Elbow River pathways, and minutes to Lakeview and Earl Grey Golf Courses, Glenmore Reservoir, boutique shops, trendy restaurants, fitness and yoga studios, and public transit.