# \$230,900 - 7, 1815 26 Avenue Sw, Calgary

MLS® #A2213386

## \$230,900

1 Bedroom, 1.00 Bathroom, 496 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

\*\*\*New Reduced Price For Serious Buyers\*\*\*

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.

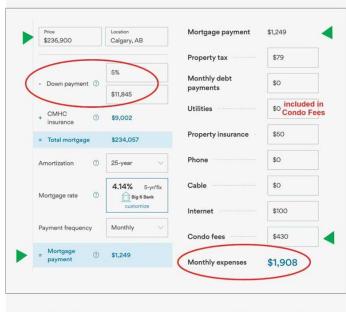
With monthly costs that could be equal to or less than your current rent, this condo is an excellent opportunity for the first time buyers or investors seeking a strong rental property.

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!





#### Financing Scenario with 5% down payment



All financing figures to be confirmed by a licensed Mortgage broker

\*\*\*Don't think you can afford this condo? I have mortgage brokers who could get you qualified with a total income or combined income (2 people) of \$80,000 a year and that includes debt each month.\*\*\*

#### Built in 1967

## **Essential Information**

MLS® # A2213386 Price \$230,900

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 57

Zoning M-C2

## **Listing Details**

Listing Office TREC The Real Estate Company

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.