

# \$269,900 - 403, 1805 26 Avenue Sw, Calgary

MLS® #A2236244

**\$269,900**

1 Bedroom, 1.00 Bathroom, 715 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

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.

Built in 2008



## Essential Information

MLS® #	A2236244
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	715
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	403, 1805 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E2

## Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Heated Garage, Underground, Parkade

## Interior

Interior Features	Closet Organizers, Granite Counters, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX First
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