

\$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	11
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.