

# \$279,999 - 307, 1805 26 Avenue Sw, Calgary

MLS® #A2199615

**\$279,999**

2 Bedroom, 1.00 Bathroom, 760 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Experience the perfect blend of style, comfort, and location in this stunning 2-bedroom condo located in the heart of trendy Marda Loop! This well-designed home boasts a bright and open layout, with a private west-facing patio that's perfect for soaking up the afternoon sun or relaxing outdoors.

The beautifully finished kitchen features granite countertops, stainless steel appliances, and upgraded light fixtures, flowing seamlessly into a spacious living area complete with in-floor heating. Additional highlights include an in-suite washer and dryer with a walk-in laundry room, a custom phantom screen, and thoughtful touches throughout.

Both bedrooms are generously sized, with the second bedroom large enough to accommodate a KING-sized bed comfortably. A well-appointed 4-piece bathroom further enhances the functionality and appeal of this home.

Amenities include titled heated underground parking, secure underground bike racks, and a prime location within walking distance to parks, playgrounds, trendy shops, fantastic restaurants, and all the best Marda Loop has to offer. With all these incredible features priced under \$300k, this is a must-see! Book your showing today!

Built in 2008



## Essential Information

MLS® #	A2199615
Price	\$279,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	307, 1805 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E2

## Amenities

Amenities	None
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	21
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.