

# \$249,999 - 205, 1513 26 Avenue Sw, Calgary

MLS® #A2225624

**\$249,999**

2 Bedroom, 1.00 Bathroom, 862 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Stylish Inner-City Condo with Modern Updates & Huge Private Deck! Welcome to this beautifully updated 2-bedroom, 1-bathroom condo offering over 860 square feet of thoughtfully designed living space in the heart of South Calgary. Perfectly situated just minutes from vibrant Marda Loop and 17th Avenue, this home combines comfort, convenience, and lifestyle. Step into a freshly painted unit with brand-new carpet, creating a clean, modern aesthetic. The kitchen features granite countertops, sleek espresso cabinetry, stainless steel appliances, and a stylish tile backsplash, opening into a bright dining area—ideal for entertaining or everyday meals.

Enjoy the ease of in-suite laundry, generous storage, and an expansive private deck—perfect for relaxing or hosting summer evenings. The spacious living room offers plenty of natural light and leads seamlessly to your outdoor oasis. Additional features include: two well-sized bedrooms, covered parking stall, large, open-concept living and dining area, and easy access to shops, transit, and downtown Calgary. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes. Move-in ready and loaded with value—don't miss your opportunity to own in one of Calgary's most sought-after communities! Schedule your private showing today!

Built in 1977



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225624          |
| Price          | \$249,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 862               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 205, 1513 26 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1C4                |

## Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Laundry                 |
| Parking Spaces | 1                       |
| Parking        | Covered, Stall, Carport |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, See Remarks, Storage                                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), European Washer/Dryer Combination |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| Cooling           | None  |
| # of Stories      | 3   |
| Basement          | None  |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Roof              | Tar/Gravel |

Construction      Wood Frame, Wood Siding

### **Additional Information**

Date Listed      May 28th, 2025

Days on Market      18

Zoning      M-C2

### **Listing Details**

Listing Office      Century 21 Masters

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