

\$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, Parkade, Underground |

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 | 14 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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