

# \$312,000 - 206, 1521 26 Avenue Sw, Calgary

MLS® #A2262057

**\$312,000**

2 Bedroom, 2.00 Bathroom, 612 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to 206 â€“ 1521 26 Ave SW, a bright and thoughtfully designed 2-bedroom, 2-bathroom condo perfect for **FIRST-TIME BUYERS** or **SAVVY INVESTORS**. Situated on the second floor, this 612 SF unit offers a seamless blend of style, comfort, and convenience. Step into an open-concept living space where the kitchen, dining, and living areas flow effortlessly. The kitchen boasts **STAINLESS STEEL** appliances, **GRANITE** countertops, and plenty of room for culinary creativity. The living room features a wall-mounted cabinet for media or storage, and the private **SOUTH-FACING BALCONY** invites you to enjoy unobstructed views, a natural gas line for year-round grilling, and warm sunshine. The primary bedroom offers a large closet, a portable AC system, and a 4-piece ensuite with a double vanity, creating a serene retreat. The second bedroom also enjoys easy access to the shared ensuite, making it perfect for family, guests, or a home office. In-suite laundry, an additional three-piece bathroom, and a storage locker add practicality to this modern home. **ONE SECURE UNDERGROUND TITLED PARKING STALL** completes the unit. Residents enjoy visitor parking, a **ROOFTOP PATIO** with grills and panoramic views, and the peace of mind knowing heat, water, and amenities are included in the condo fees. Located in the heart of South Calgary, youâ€™re just steps from 14 Street transit, local shops, cafÃ©s, and restaurants, as well



as South Calgary Park with its community garden, library, outdoor pool, and vibrant Marda Loop markets. Whether you're starting your homeownership journey or seeking a rental-ready investment, this condo offers the perfect combination of location, lifestyle, and modern comfort.

Built in 2014

### Essential Information

MLS® #	A2262057
Price	\$312,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	612
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206, 1521 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C4

### Amenities

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Snow Removal, Storage, Visitor Parking, Roof Deck
Parking Spaces	1
Parking	Alley Access, Heated Garage, Insulated, Parkade, Secured, Titled, Underground

### Interior

Interior Features	Double Vanity, Quartz Counters, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Barbecue, Lighting, Outdoor Grill
Construction	Composite Siding, Metal Frame, Mixed, Wood Frame

## Additional Information

Date Listed	October 3rd, 2025
Days on Market	32
Zoning	M-C2

## Listing Details

Listing Office	The Real Estate District
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