

\$235,000 - 6, 1815 26 Avenue Sw, Calgary

MLS® #A2082532

\$235,000

2 Bedroom, 1.00 Bathroom, 742 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Inner City Living at it's Finest! Welcome to this spacious, warm and inviting 2 bedroom apartment. This well laid space offers 2 bedrooms, 1 bath with an open plan kitchen and living room. The well-appointed kitchen features a large mobile island and ample counter space, perfect for the culinary enthusiast, and many unique room configurations to suit your entertainment needs. The living room is a fantastic wide-open area that invites you in, and offers a cozy fireplace with enough space for a large sectional and more. Flooded with an abundance of natural light, this will be a space you will want to spend all of your time. For added convenience, there is in-suite laundry as well as 1 parking space included. There is plenty of on street parking right out front for your visitors as well as easy access to the Calgary transit system. This home is located on the doorstep to All that South Calgary has to offer. Starbucks, Our Daily Brett, The Shoppers of Marda Loop, and the ever evolving 17th Avenue with it's vast array of shopping and dining options. If you like to walk, then both Sandy Beach, North Glenmore Park and River Park are close by. Marda Loop Also offers a community association that hosts many community functions, access to community gardens, hockey, beach volleyball, and an annual Stampede Breakfast. If education is important there are numerous Kindergarten and Jr./Sr. High schools close by, as well as MRU, and a short commute to



UofC and SAIT. This home offers the flexibility of a potential QUICK POSSESSION, and the building is CONCRETE construction and free of post tension cable. Concrete Also offers the Added benefit of deadening sound which further insulates you, providing a more quiet home to enjoy. Surrounded by multiple rich amenities, this apartment offers the Perfect blend of tranquility and convenience. DON'T MISS OUT on the opportunity to make this apartment your OWN!

Built in 1970

Essential Information

MLS® #	A2082532
Price	\$235,000
Sold Price	\$227,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	742
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	6, 1815 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E2

Amenities

Amenities	None
Parking Spaces	1

Parking	Assigned, Off Street, Stall
---------	-----------------------------

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
# of Stories	4

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2023
Date Sold	November 12th, 2023
Days on Market	51
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	BABYCH GROUP CENTRAL
----------------	----------------------

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