

\$255,000 - 206, 1805 26 Avenue Sw, Calgary

MLS® #A2112856

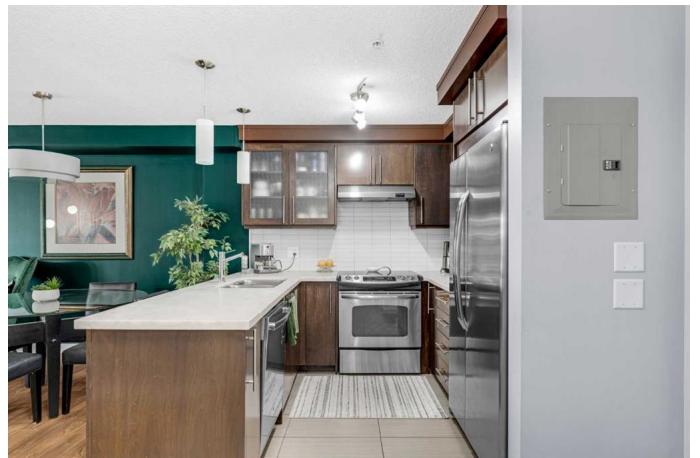
\$255,000

1 Bedroom, 1.00 Bathroom, 673 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to 206, 1805 26th Avenue SW. Elegantly designed contemporary condominium boasting a spacious and airy floor plan. Experience urban living at its finest within the highly sought-after enclave of South Calgary. This exquisite 1-bedroom residence showcases a gourmet kitchen adorned with sleek granite countertops, complemented by a suite of stainless steel appliances and accentuated by the ambiance-enhancing under-cabinet lighting. The expansive dining area seamlessly transitions into the living room, which takes center stage with its captivating gas fireplace, setting a warm and inviting tone. Oversized floor-to-ceiling windows bathe the interior with an abundance of natural light, creating a serene atmosphere. The generously sized bedroom, complete with a walk-in closet, offers a haven of relaxation. Bask in the sophistication of the 4-piece bathroom, where tiled floors and a meticulously tiled shower evoke a spa-like ambiance. Convenience is paramount with in-suite laundry and storage facilities. Embrace the outdoors on the tranquil balcony, perfect for unwinding during the summer months. Embracing modern comfort, the in-floor heating ensures warmth throughout. Privileged ownership extends to a titled secure underground heated parking space, accompanied by an optional supplementary storage area adjacent to the parking stall. Guests are catered to with underground visitor parking while cycling enthusiasts will



appreciate the dedicated bike cage. Situated in proximity to the natural splendor of River Park, the vibrant array of shops and pubs along 17th Ave, and offering seamless access to 14th St, this residence affords an effortless commute to Downtown.

Built in 2009

Essential Information

MLS® #	A2112856
Price	\$255,000
Sold Price	\$248,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	673
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	206, 1805 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E2

Amenities

Amenities	Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan, Stone Counters, Storage
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Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 30th, 2024
Days on Market	23
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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