

\$230,900 - 7, 1815 26 Avenue Sw, Calgary

MLS® #A2213386

\$230,900

1 Bedroom, 1.00 Bathroom, 496 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

New Reduced Price For Serious Buyers

Discover this charming one-bedroom condo with very affordable condo fees that include heat and electricity, offering excellent value. The south facing balcony provides maximum sunlight and a bright sunny exposure throughout the day. Ideally situated in a vibrant neighborhood, it offers easy access to trendy eateries, pubs, parks, and an energetic city vibe- perfect for enjoying the lively Marda Loop area.



With monthly costs that could be equal to or less than your current rent, this condo is an excellent opportunity for the first time buyers or investors seeking a strong rental property. Located on the second floor, this suit has been well maintained with recent upgrades, ensuring comfort and peace of mind. In-suit laundry, separate private storage, secure updated FOB system, and off street parking stall are but a few of the pluses included in this suit. Experience the trendy lifestyle and vibrant community right at your doorstep! One of the best priced condos available in the area!

Financing Scenario with 5% down payment

Price	\$236,900	Location	Calgary, AB	Mortgage payment	\$1,249
Down payment	5%			Property tax	\$79
	\$11,845			Monthly debt payments	\$0
+ CMHC insurance	\$9,002			Utilities	\$0 included in Condo Fees
= Total mortgage	\$234,057			Property insurance	\$50
Amortization	25-year			Phone	\$0
Mortgage rate	4.14% 5-yr/fix			Cable	\$0
	Big 5 Bank customize			Internet	\$100
Payment frequency	Monthly			Condo fees	\$430
= Mortgage payment	\$1,249			Monthly expenses	\$1,908

All financing figures to be confirmed by a licensed Mortgage broker

Don't think you can afford this condo? I have mortgage brokers who could get you qualified with a total income or combined income (2 people) of \$80,000 a year and that includes debt each month.

Built in 1967

Essential Information

MLS® #	A2213386
Price	\$230,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	496
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	7, 1815 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1E2

Amenities

Amenities	Parking, Storage
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard, Boiler
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Concrete

Additional Information

Date Listed	April 20th, 2025
Days on Market	60
Zoning	M-C2

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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