

\$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 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, you're just steps from 14 Street transit, local shops, caf  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	34
Zoning	M-C2

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.