

# \$239,000 - 7, 1607 26 Avenue Sw, Calgary

MLS® #A2233452

## \$239,000

2 Bedroom, 1.00 Bathroom, 824 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Enjoy this spacious and comfortable 2 bedroom condo with great access to amenities. The south sunny exposure provides light and warmth throughout the year.

You can enjoy the tree shade and foliage in the summer months and the great views in the winter time. This home has a proper dining area for gatherings and fun with friends and family. The bedrooms have sense of privacy as they are located away from the main area. This updated home has a modern new kitchen, mudroom area, newer appliances and up to date bathrooms. This condo has a parkade where you will find your warm car waiting for you in the winter months. The windows are large and spacious as well as large in suite storage. Enjoy walking to off leash park in Altadore or the 17th Ave commercial areas. Direct transit on 26th Ave and 14th st as well. Invest now in this lovely ready to move into home.

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233452  |
| Price          | \$239,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 824       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1982              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 7, 1607 26 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 1C7              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Parkade     |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                             |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| # of Stories      | 4                                                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 14              |
| Zoning         | M-C2            |

### Listing Details

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