

# \$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 <b>included in Condo Fees</b>
= Total mortgage	\$234,057			Property insurance	\$50
Amortization	25-year			Phone	\$0
Mortgage rate	4.14% 5-yr/fix			Cable	\$0
	Big 5 Bank			Internet	\$100
	customize			Condo fees	\$430
Payment frequency	Monthly			Monthly expenses	\$1,908
= Mortgage payment	\$1,249				

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	72
Zoning	M-C2

## Listing Details

Listing Office	TREC The Real Estate Company
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