

# \$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 | 58               |
| Zoning         | M-C2             |

## Listing Details

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

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