1 2031 26 Avenue SW

Calgary | Active | MLS® A2347605

$579,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**1,374.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Over 2,000 sq. ft. of finished living space. FOUR bedrooms. 3.5 baths. A WALKOUT basement. Downtown views. All within walking distance of Marda Loop. This much inner-city space is rarely available at this price.

Offering 1,374 sq. ft. above grade plus an additional 643 sq. ft. in the finished lower level, this home provides the flexibility that is so difficult to find in an inner-city townhome. Natural light fills the bright, welcoming layout, including an expansive living room with plenty of space to gather, entertain and unwind. Updated baths add a fresh, modern touch throughout.

The rare WALKOUT basement sets this property apart. With a huge recreation room, fourth bedroom, full bath and direct outdoor access, it can accommodate extended family, guests or a nanny while also working beautifully as a home office, gym, playroom, media room or creative studio.

Outside your door, parks, playgrounds, pathways and bike routes make it easy to enjoy the neighbourhood, with downtown just a short bike ride away. Marda Loop’s cafés, markets, shops, restaurants, pubs and community events are also within walking distance.

With four bedrooms, multiple living areas, downtown views and exceptionally LOW condo fees of only $200 per month, this home delivers a combination of space, location, flexibility and value that is increasingly difficult to find in Calgary’s inner city.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347605
Bedrooms	4
Bathrooms	4
Year Built	2005
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,374.17 sq. ft.
Main Level Finished Area:	683.08 sq. ft.
Upper Level Finished Area:	691.09 sq. ft.
Below Grade Finished Area:	643.47 sq. ft.
Condo Fee:	$200.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2005 (Age: 21)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0510211
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Four Plex
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas, Gas Log
Garage:	No
Garage Spaces:	1
Parking:	Carport, Covered
Parking Covered:	1
Parking Places:	1
Parking Total/Covered:	1 / 1
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dining Room · 12'5" × 10'11" ·

Main Floor	Kitchen · 12' × 8'9" ·
Main Floor	Living Room · 20'1" × 13'7" ·
2nd Floor	Bedroom · 12'3" × 8'8" ·
2nd Floor	Bedroom · 11'1" × 9'9" ·
2nd Floor	Bedroom - Primary · 12' × 11'7" ·
Lower Level	Bedroom · 11'4" × 7'10" ·
Lower Level	Game Room · 30'2" × 11'10" ·
Lower Level	Storage · 3'1" × 2'6" ·
Lower Level	Furnace/Utility Room · 8'7" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Private Entrance
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2031-26-avenue-sw-calgary-a2347605/

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