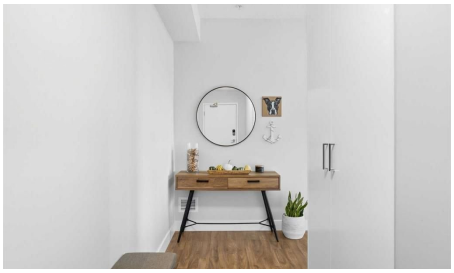
405 1521 26 Avenue SW

Calgary | Active | MLS® A2350379

$309,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**707.16 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Stylish, sophisticated, and perfectly positioned for the ultimate inner-city lifestyle! Welcome to this beautifully appointed 2-bedroom, 2-bathroom corner condo in the sought-after community of South Calgary, where modern comfort meets urban convenience.

Situated on the top floor of a contemporary building constructed in 2015, this desirable northwest-facing residence offers an inviting blend of style and functionality, complete with the added comforts of air conditioning, heated underground parking, and a separate storage locker.

But the real showstopper? The incredible rooftop amenity space, conveniently located on the very same floor as your home! Think sweeping city views, inviting lounge areas, and a covered BBQ and dining space perfect for entertaining friends, enjoying summer evenings, or simply unwinding above the city. It's like having your very own rooftop patio, without any of the upkeep!

And then there's the location! Perfectly positioned along 26th Avenue SW, just moments from 14th Street and vibrant 17th Avenue, you'll enjoy easy access to some of Calgary's best restaurants, cafés, boutiques, parks, and everyday conveniences. With the energy of Marda Loop and the excitement of downtown just minutes away, everything you love about inner-city living is right at your doorstep.

Whether you're a young professional, a couple, or simply looking for a stylish, low-maintenance home in an unbeatable location, this one checks all the boxes. Top-floor privacy, fantastic amenities, and an address that puts you in the heart of it all. Welcome home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350379
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	707.16 sq. ft.
Condo Fee:	$578.95
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512592
Heating:	Baseboard
New Constr.:	No

Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air, Sep. HVAC Units
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Elevator(s), Roof Deck
Appliances:	Dishwasher, Dryer, Oven, Refrigerator, Washer
Inclusions:	Mail Key & Garage FOB
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes, Cats OK, Dogs OK
Main Floor	Bedroom · 13'6" × 8'10" ·
Main Floor	Kitchen · 12'8" × 11'6" ·
Main Floor	Living Room · 11'8" × 11'6" ·
Main Floor	Bedroom - Primary · 10'6" × 10'2" ·
Title to Land:	Fee Simple

Community Features:	Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Park, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/405-1521-26-avenue-sw-calgary-a2350379/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.