



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 1530 26 Avenue SW
Calgary, Alberta

MLS # A2327169



\$300,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	1963 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 614
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: Window Coverings as is

Space, light, and character — this top-floor two-bedroom suite has all three, and it shows the moment you walk in. Originally built in 1963, the building was thoughtfully reimagined in 2005 into the open-concept layout you'll find today, with rich hardwood floors, polished concrete countertops, and sleek dark built-ins running throughout. The living and dining area is anchored by a striking dropped-ceiling detail with recessed pot lighting and a custom built-in media wall — a small architectural touch that makes the whole space feel intentional. Sliding glass doors open onto your own private balcony, with treetop and rooftop views over the neighbourhood — a great spot for morning coffee. The kitchen pairs polished concrete countertops with stainless steel appliances (fridge, dishwasher, built-in microwave, electric cooktop) and a sleek stainless hood fan. A peninsula with breakfast-bar seating opens directly onto the living space, making it easy to cook and entertain at the same time. Both bedrooms are generously sized, each with a ceiling fan, double closets, and plenty of natural light. The 4-piece bathroom carries the same updated aesthetic — a tiled tub/shower combo with a mosaic glass accent strip, and a floating concrete vanity with a vessel sink. In-suite laundry (stacked washer/dryer) sits just beside it, so laundry day never means leaving the unit. Baseboard heating keeps things comfortable through Calgary's cold winters, and outside, a dedicated storage locker — affectionately known as "the Hen House" — gives you a spot for bikes, seasonal gear, and everything else you don't need underfoot. Set on 26 Ave SW, you're right on the city's planned bike route and just steps from pathways, parks, playgrounds, schools, and the public library. \$300,000 | 2 Bed | 1 Bath | 810 sq ft | PET FRIENDLY — book your showing today.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of TREC The Real Estate Company. Information is believed to be reliable but not guaranteed.