

\$479,000 - 1706 26 Avenue Sw, Calgary

MLS® #A2226099

\$479,000

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

****OPEN HOUSE JUNE 1st 11:00am-1:00pm****

Welcome to this beautifully updated 2-bedroom, 1.5-bathroom townhouse in the heart of Bankview offering the perfect blend of comfort, style, and location. Featuring massive south-facing windows boasting 35' ceilings, the home is flooded with natural light throughout the day, while air conditioning keeps you cool during those hot summer months.

The renovated kitchen is a chef's dream, complete with sleek quartz countertops, modern backsplash, updated hardware, a new sink with designer faucet, and newer stainless steel appliances including a dual fuel range for the best of gas stovetop cooking and even cooking with an electric oven. Thoughtful details like Lazy Susan corner cabinets and a garburator add convenience and functionality. Upstairs, you'll find a versatile second bedroom perfect for guests or a home office, alongside a convenient upstairs laundry area. The spacious primary suite features a walk-through closet and a bright 4-piece ensuite. Step outside to not one, but two sunny south-facing balconies overlooking the vibrant energy of trendy Marda Loop — perfect for morning coffee or evening unwinding.

Additional features include brand new hot water tank and newer 5 year old furnace along with updated railings throughout, a secure single front-attached garage with second parking spot on the front driveway. Have



peace of mind with a well-maintained building that underwent a full envelope update just 6 years ago.

Don't miss your chance to own this move-in ready townhouse in one of Calgary's most desirable communities!

Built in 1997

Essential Information

MLS® #	A2226099
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,134
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1706 26 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C8

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Treed
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	M-C2

Listing Details

Listing Office	The Real Estate District
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