



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1206 26 Street, Calgary T3C 1K2**

MLS®#: **A2121363**

Area: **Shaganappi**

Listing Date: **04/10/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,752**

Year Built:

**2016**

Low Sqft:

Ttl Sqft:

**2,752**

Lot Information

Lot Sz Ar:

**3,606 sqft**

Lot Shape:

DOM

**39**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**5**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Low Maintenance**

**Landscape,Landscaped,On Golf Course,Rectangular Lot,Views**

Park Feat:

**Boat,Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street,RV Access/Parking,Side By Side,Stall**

Utilities and Features

Roof: **Asphalt Shingle,Membrane,Rubber**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Dog Run,Private Yard,Storage**

Construction:

**Concrete,Silent Floor Joists,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Garburator,Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**

Int Feat:

**Bar,Bookcases,Built-in Features,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`10" x 15`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 14`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`0" x 12`4"</b>
<b>Den</b>	<b>Basement</b>	<b>10`5" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 16`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`7" x 14`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`6" x 19`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-2**

**1511397**

Remarks

Pub Rmks:

The art of INNER CITY living at its finest! GOLF across the street at the Shaganappi Golf Course? YES!! Spectacular, unobstructed VIEWS, year round!! A spacious 26ft wide home (30' lot) not the usual 21ft width with this style, allows for a generous front lawn. This RARE GEM has excellent access to public transport for a car-less commute, and city parks, Bow river and bike paths are steps away for a well-rounded lifestyle. The home is meticulously designed to have tons of natural light through large windows and clerestories, and views of either the golf course or downtown skyline from \*all\* floors. Spacious foyers in the front and back. The Main floor has an airy, modern design, and Italian designed PEDINI kitchen- completely gorgeous, ergonomic and functional! Formal dining room looking out to back patio with glass french doors invites the feeling of openness and pleasure and is ideal for entertaining! Flooring is rough plank real hardwood. The beautiful, HANDCRAFTED staircase takes you to the upper levels, and adds a sculptural quality to the space. Custom built in 'floating style' with maple and enclosed with tempered glass, this lets light permeate through the floors. Relax in the spacious master retreat, with its private balcony overlooking the golf course. The spa-like ensuite is perfection with a deep soaker tub and separate steam shower, and heated flooring. Ensuite leads to a closet with custom built-in shelving ready for your clothes, and then to an upper laundry room with sink. Smile at lovely SKYLINE VIEWS from the cozy upper loft, while enjoying a drink from the wet bar. Then step onto the rooftop patio overlooking the golf course to watch the sunset! Basement with in-floor heating has its own well appointed space with a master sized bedroom, 3 pc bathroom, living area and wet bar. 2nd laundry hookup in the basement. A quality home and in a peaceful inner city environment. Just a 1/2 block walk to the Shaganappi Point CTrain Station. This property reveals the unseen quality build with a SOLID 8" REINFORCED CONCRETE PARTY WALL, total finished living space 3600 sqft including basement. The basement also has 10ft CEILINGS! TJI floor joists surpassing code, longevity in mind. EXPENSIVE PEDINI Cabinets...these same cabinets are in the kitchen, 2 wet bars and all bathrooms. Air conditioning, Vacuum system added in for a comfort oriented lifestyle. The home has built-in speakers and is wired for sound. Double car garage, and additional paved outdoor parking space- can be used for RV parking. Immediate access to either CTrain or City Bike pathways within 1 block (This section of bike path plowed all year around). Excellent location to invest in long term as the City has plans to develop this area further with parks, walking paths and possible new Saddledome location nearby!!

Inclusions:  
Property Listed By:

N/A  
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















