

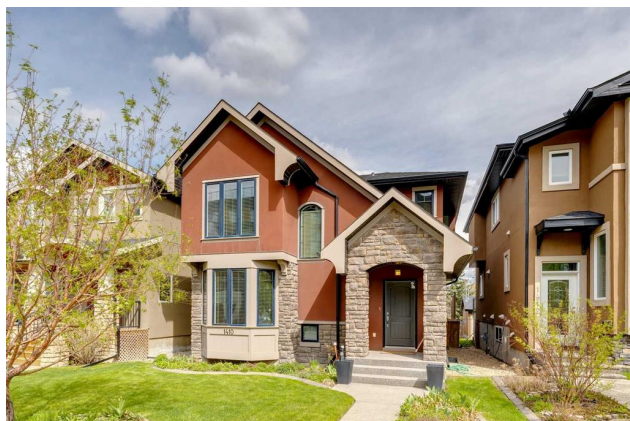


THE
A-TEAM

**RE/MAX
FIRST**

1410 26A Street, Calgary T3C 1K8

MLS®#: **A2133885** Area: **Shaganappi** Listing Date: **05/21/24** List Price: **\$1,399,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,337 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,425**
 Low Sqft:
 Ttl Sqft: **2,425**

DOM

35
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn**
 Park Feat: **Alley Access,Carport,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`4" x 10`0"
Living Room	Main	22`6" x 15`0"
Foyer	Main	9`7" x 5`4"
Laundry	Upper	5`7" x 4`8"
Kitchenette	Basement	9`8" x 7`2"
Bedroom	Upper	12`7" x 10`11"

Room	Level	Dimensions
Dining Room	Main	16`7" x 10`5"
Family Room	Basement	38`1" x 13`7"
Covered Porch	Main	7`4" x 5`7"
Mud Room	Main	8`4" x 4`0"
Bedroom - Primary	Upper	17`11" x 14`7"
Bedroom	Upper	12`9" x 10`6"

Bedroom
2pc Bathroom
4pc Bathroom

Upper
Main
Upper

10`10" x 10`9"
4`11" x 4`11"
10`9" x 6`11"

Bedroom
4pc Ensuite bath
5pc Ensuite bath

Basement
Basement
Upper

15`2" x 10`7"
8`4" x 4`10"
10`7" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

0513809

Remarks

Pub Rmks:

Step into this stunning two-storey home located in the inner city area of Shaganappi. As you enter, you'll be greeted by vaulted ceilings and a spacious foyer that sets the tone for the rest of the house. The main level features beautiful hardwood floors and an open kitchen filled with light. This kitchen is a chef's delight, boasting a large island with granite countertops, ample counter and storage space, a gas stove, stainless steel appliances, and a pantry. Flowing seamlessly from the kitchen is a bright, spacious living room accentuated by a cozy fireplace with built-in shelves and storage, large windows, and numerous pot lights, creating a warm and inviting atmosphere. The main floor also boasts a formal dining room, perfect for family gatherings, a mudroom leading to the back deck, and a 2 piece bathroom completes the main level. Upstairs, the large primary bedroom is a true retreat with vaulted ceilings, a walk-in closet with built-in organizers, and a spacious five-piece ensuite featuring a soaker jet tub, double vanity, stand-up shower, and generous counter and storage space. Three additional bright bedrooms provide ample space for family or guests, and all bedrooms are serviced by a convenient upper floor laundry room with storage. The finished basement is designed for entertainment and versatility, featuring a large wet bar with plenty of counter and cupboard space, a sink, and its own fridge and dishwasher. The basement also includes a family room with abundant space for various activities and a fifth and final bedroom with an ensuite bathroom, perfect for guests or a home office. This home also enjoys the benefit of 2 furnaces, and 2 air conditioning units, ensuring ultimate control over the temperature. The exterior of the home is equally impressive, with a low-maintenance backyard that includes a large wood deck, a concrete patio, and a landscaped grass area surrounded by a garden, providing a private and serene outdoor space. The double detached heated garage with garage door controls opens to the back alley, ensuring convenience and security. Located in the desirable Shaganappi neighbourhood, this home offers an unbeatable location. Just steps from an LRT station and the Shaganappi golf course, it is also close to schools, parks, shopping options including a Walmart, and the vibrant 17th Avenue. The proximity to downtown Calgary and the Bow River, combined with easy access to the rest of the city via Bow Trail, makes this an ideal home for those seeking both convenience and luxury. Don't miss the opportunity to make this exceptional property your own. Book a showing today and experience the best of Calgary living.

Inclusions:
Property Listed By:

**Garage Heater, Under Counter Hot Water Heater
Coldwell Banker Mountain Central**

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







