



THE
A-TEAM

**RE/MAX
FIRST**

704 26 Avenue, Calgary T2M 2E7

MLS®#: **A2134899** Area: **Mount Pleasant** Listing Date: **05/23/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,990**
 Low Sqft:
 Ttl Sqft: **1,990**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Faces Rear,Insulated,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Garburator,Microwave,Range,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Electricity Connected,Natural Gas Connected,Sewer Connected,Underground Utilities,Water Connected

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	14`6" x 13`0"	Bedroom	Second	12`5" x 11`10"
Bedroom	Second	10`3" x 9`8"	Bedroom	Lower	12`1" x 10`6"
2pc Bathroom	Main	6`3" x 5`2"	4pc Bathroom	Lower	8`9" x 4`11"
5pc Bathroom	Second	8`5" x 8`5"	5pc Ensuite bath	Second	16`5" x 8`5"
Kitchen	Main	18`5" x 15`9"	Dinette	Main	13`0" x 11`10"
Living Room	Main	14`7" x 12`9"	Game Room	Lower	23`5" x 12`5"
Foyer	Main	7`1" x 7`0"	Laundry	Second	8`9" x 5`6"
Mud Room	Main	7`5" x 4`9"	Furnace/Utility Room	Lower	18`11" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312107

Zoning:
R-C2

Remarks

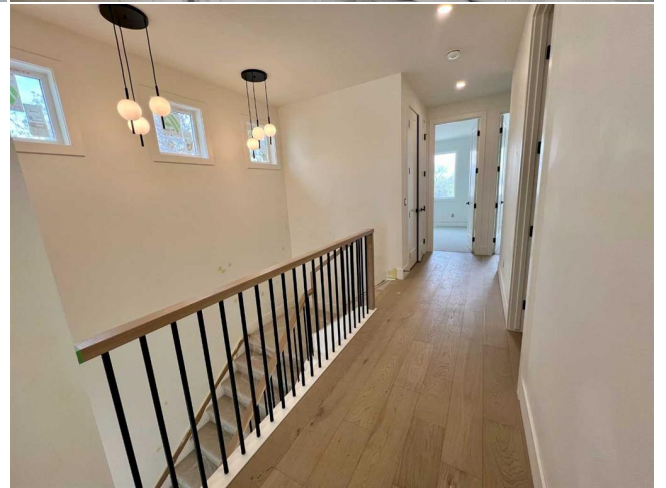
Pub Rmks: **Move in before summer 2024! Built by inner city specialist Resovia Homes, this semi-detached infill offers over 2,900 sq ft of luxurious developed living space with 4 bedrooms and 4 baths. Located in the prestigious NORTH MOUNT PLEASANT area - this home is less than a block away from CONFEDERATION PARK. The other side (702 26 Ave NW is sold). What sets this home apart is the attention to detail and design. The modern farmhouse exterior, in the final stages of finishing, is welcoming and impressive. The interior is equally high-end with modern lighting and finishes that all work seamlessly together, individually selected by Prjkt Design Co. The bright and open-concept main floor boasts wide plank hardwood floors, soaring 10' ceilings, large windows, custom full height cabinetry, high-end Kitchen Aid Stainless Steel appliances including a gas range and a custom range hood, along with a discreetly hidden microwave. The 13' long island with black leathered granite countertops makes this kitchen a show stopper and perfect for both entertaining as well as day to day living. There is also a full mud-room entrance at the back with plenty of storage. Dual sliding doors complete the main floor - opening to a peaceful rear deck, featuring a natural gas connection for your barbeque or radiant heater, along with an elegant woodgrain vinyl deck surface. The commanding 4' wide stairway leads to the upper floor where you will find three bedrooms, two 5-piece baths, a dedicated laundry room w/sink and linen closet. The primary bedroom is a calming retreat with a modern chandelier, vaulted ceiling and walk-in closet with ample built-ins. The spa-like primary ensuite features a curbless shower with bench and niche, separate toilet closet, dual sinks, a freestanding soaker bathtub and heated floors. Hardwood in the upper floor hallway leads to two additional bedrooms. The lower level features a large recreational space with full wet bar and beverage fridge, 4 piece bath with in-floor heat and 4th bedroom. There is a double garage off the alley which is insulated and drywalled with a gas line already in place for your future heater. The backyard will be fully fenced. All of this within walking distance to beautiful pathways, Mount Pleasant Community Sportsplex (featuring a rink and outdoor pool), restaurants and SAIT. Easy access to downtown, Foothills Hospital, schools, U of C, golf courses and the Calgary Winter Club. See supplements for additional information.**

Inclusions:
Property Listed By:

Washer/dryer, Refrigerator, range, range hood, microwave and trim kit, dishwasher, garburator, lower level bar fridge, tankless water heater, HRV, garage controls. MaxWell Capital Realty

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

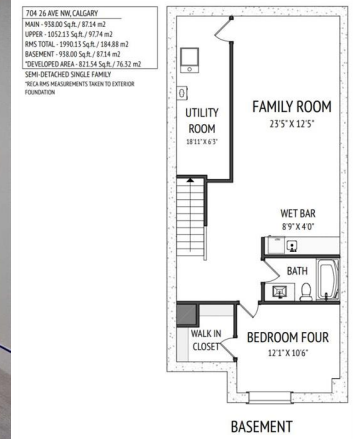






704 26 AVE NW CALGARY
 MAIN - 9760 Sqft / 901.8 m²
 UPPER - 5852.5 Sqft / 542.74 m²
 RMS TOTAL - 15612.5 Sqft / 1444.6 m²
 FINISHMENT - 48300 Sqft / 4474.4 m²
 DEVELOPED AREA - 82154 Sqft / 7632 m²
 SOME DETACHED SINGLE FAMILY
 SEE ALL MEASUREMENTS TAKEN TO EXTERIOR
 FOUNDATION







704 26 AVE NW, CALGARY
 MAIN - 958.00 Sq Ft / 87.84 m²
 UPPER - 1052.13 Sq Ft / 97.74 m²
 BNG TOTAL - 1990.13 Sq Ft / 184.88 m²
 BASEMENT - 958.00 Sq Ft / 87.84 m²
 DEVELOPED AREA - 821.54 Sq Ft / 76.52 m²
 SEMI-DETACHED SINGLE FAMILY
 *ALL DIM. MEASUREMENTS TAKEN TO EXTERIOR FOUNDATION



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 MAY 21, 2024

