



THE A-TEAM

RE/MAX FIRST

9308 26 Street, Calgary T2V 4G9

MLS@#: A2142901 Area: Oakridge Listing: 06/19/24 List Price: \$828,000
Status: Active County: Calgary Change: -\$11k, 21-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1976
Lot Information
Lot Sz Ar: 6,817 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Fruit Trees/Shrub(s)
Park Feat: Double Garage Attached, Front Drive, Heated Garage

DOM

11
Layout
Beds: 4 (3 1)
Baths: 2.5 (2 1)
Style: 4 Level Split
Parking
Ttl Park: 4
Garage Sz: 492

Utilities and Features

Roof: Shingle
Heating: Forced Air, Natural Gas, Solar
Sewer:
Ext Feat: Private Yard
Construction: Wood Frame
Flooring: Carpet, Laminated, Linoleum, Vinyl, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Int Feat: No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedrooms, Bathrooms, Kitchen, Foyer, Family Room, Laundry, and Furnace/Utility Room with their respective levels and dimensions.

<b>Storage</b>	<b>Lower</b>	<b>15` 4" x 10` 5"</b>	<b>Storage</b>	<b>Main</b>	<b>10` 11" x 10` 4"</b>
<b>Storage</b>	<b>Lower</b>	<b>11` 8" x 10` 3"</b>			
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1</b>
Legal Desc:	<b>7410215</b>

Remarks

Pub Rmks: **This 4-level split is located in beautiful Oakridge, has 1800 sq. ft. of finished living space on 3 level as well as basement level. The kitchen and bathrooms have all been updated. The kitchen features a high-end gas range, microwave and hood fan along with great cabinet and drawer storage. The two upper bathrooms have quartz countertops and enhanced cupboard storage. The master bedroom includes a fireplace and ensuite.. A spacious family room, fireplace, laundry, bathroom, and bedroom complete the 3rd level. The PATIO DOORS, SKYLIGHT and WINDOWS ARE ALL TRIPLE PANE excepting the ones in the basement. The furnace and water heater have recently been replaced. A good sized private back yard with deck provides a relaxing spot for morning coffee as well as a great place to watch birds. The mature trees on the lot are an endearing feature of this community. Nearby walking and biking paths, parks, such as Glenmore Park, only a block away, provide great recreational activities for families. The approximation to Stoney Trail ease of access to the rest of the city.**

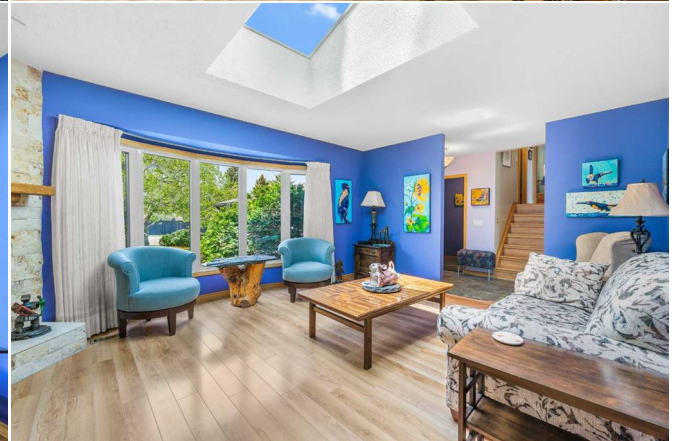
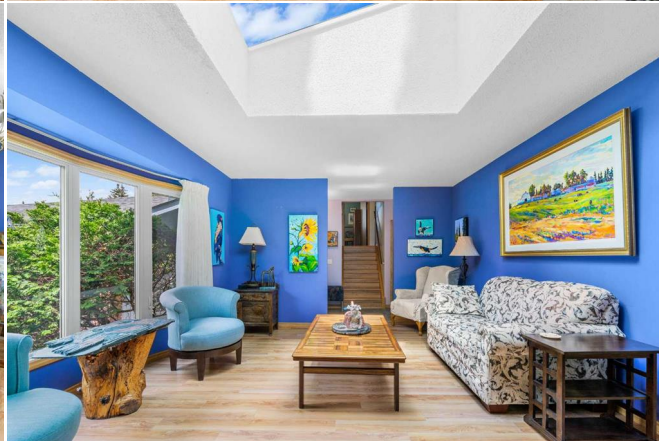
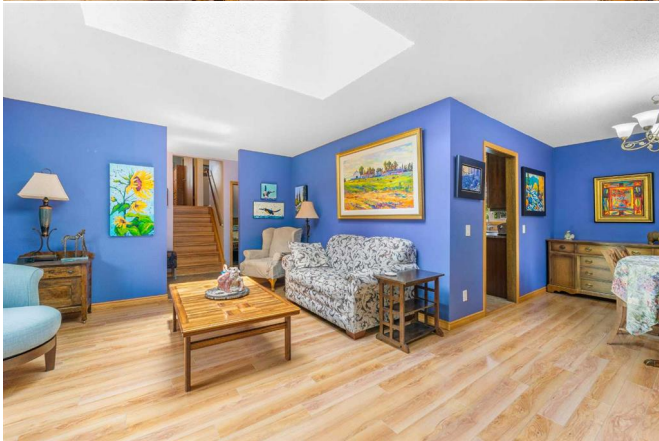
Inclusions: **garage heater - as is - have not been used over 10 years**

Property Listed By: **TREC The Real Estate Company**

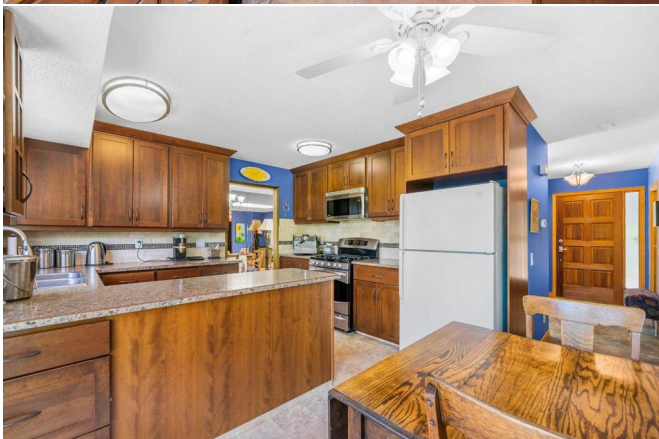
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























**9308 26 St SW, Calgary, AB**

Main Floor Exterior Area 637.46 sq ft  
Interior Area 912.37 sq ft



PREPARED: 2024/06/21



White regions are excluded from total floor area in SUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**9308 26 St SW, Calgary, AB**

Upper 1 Exterior Area 604.32 sq ft  
Interior Area 823.04 sq ft



PREPARED: 2024/06/21



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**9308 26 St SW, Calgary, AB**

Lower 1 (Below Grade) Exterior Area 343.36 sq ft  
Interior Area 455.13 sq ft



PREPARED: 2024/06/21



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