



THE
A-TEAM

**RE/MAX
FIRST**

1412 26A Street, Calgary T3C 1K8

MLS®#: **A2145122** Area: **Shaganappi** Listing Date: **06/28/24** List Price: **\$849,900**
 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: **2010**
Lot Information
 Lot Sz Ar: **3,078 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,City Lot,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,947**
 Low Sqft:
 Ttl Sqft: **1,947**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Flex Space	Main	11`10" x 14`3"	Kitchen	Main	13`1" x 9`5"
Living Room	Main	10`3" x 12`3"	Kitchen	Main	13`1" x 9`5"
Nook	Main	9`3" x 12`3"	Pantry	Main	5`1" x 3`7"
2pc Bathroom	Main	5`0" x 5`5"	Entrance	Main	11`4" x 4`7"
Bedroom - Primary	Upper	11`4" x 16`7"	Walk-In Closet	Upper	7`7" x 7`11"
5pc Ensuite bath	Upper	7`11" x 11`3"	Laundry	Upper	5`9" x 6`8"
4pc Bathroom	Upper	9`11" x 5`0"	Bedroom	Upper	9`11" x 10`1"

Walk-In Closet
Family Room
Bedroom

Upper
Lower
Lower

4`7" x 4`11"
18`9" x 5`11"
12`1" x 11`8"

Bedroom
4pc Bathroom

Upper
Lower

14`9" x 9`4"
8`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112780

Zoning:
R-C2

Remarks

Pub Rmks: *** Please see 3D Tour* Welcome Home to Shaganappi! Newly Renovated with NEW QUARTZ COUNTERTOPS + SUBWAY TILE BACKSPLASH in the Kitchen this INNER CITY Home is just steps to 17th Ave, Shaganappi Golf Course, Pathways, C-Train and Literally 5 minutes to Downtown! This Beautiful Home Features almost 2600 sq ft of Finished Living Space and is Bright and Open with Wide Plank Hardwood and Newer Carpet. You will love your Front Flex Room with West Facing Windows currently featured as an office but is perfect for another Living Space, Dining Room, Play Room or Hobby Room. The Kitchen is stunning with NEW QUARTZ COUNTERS + NEW SUBWAY TILE BACKSPLASH + Large Island, SS appliances & Walk-in Pantry. The Living Room with Gas Fireplace + the Dining Room is Perfect for your Entertaining Needs. The Upper Floor Features a Primary Room with DOWNTOWN VIEWS, Spa Inspired Ensuite w/ HEATED FLOORS, Soaker Tub, Shower, Double Sinks + a Massive Walk-in Closet. 2 Additional Generous Bedrooms, Main Bath and Laundry Room Complete the Upper Floor. The Lower Level is Perfect for a Larger Family and Guests with a 4th Bedroom, 4 pc Bath w/ HEATED FLOORS and a Massive Rec Room plus a Large Storage/Furnace Room. Step out into your Back yard PERFECT for BBQS and RELAXING with a 2 Tiered Deck with BBQ Gas Line, Landscaped with Lawn and Flowerbeds plus a Storage Area under the Deck and your Double Car Garage for your Enjoyment! You will Love INNER CITY Living with Steps to C-Train, 17th Ave + Shaganappi Golf Course+ Pathway, Schools, Quick Access to Downtown and the Mountains! WELCOME HOME!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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











