134 26 Avenue, Calgary T2E1Y7

MLS®#:	**A2156515**	Area:	**Tuxedo Park**
Status:	**Active**	County:	**Calgary**

Listing Date:	**08/09/24**
Change:	**-$10k, 16-Sep**
List Price:	**$849,900**
Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:
Lot Feat: **Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,141**
Low Sqft:
Ttl Sqft: **2,141**

DOM
40

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

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**None**

Construction:	
	Stucco
Flooring:	
	Carpet,Hardwood
Water Source:	
Fnd/Bsmt:	
	Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`4" x 4`8"**	**Dining Room**	**Main**	**11`11" x 15`11"**
Foyer	**Main**	**5`9" x 5`1"**	**Kitchen**	**Main**	**16`1" x 16`9"**
Great Room	**Main**	**16`1" x 18`10"**	**4pc Bathroom**	**Upper**	**5`10" x 11`6"**
5pc Ensuite bath	**Upper**	**7`0" x 19`1"**	**Bedroom**	**Upper**	**16`0" x 13`11"**
Laundry	**Upper**	**5`11" x 5`11"**	**Bedroom - Primary**	**Upper**	**12`0" x 19`1"**
Walk-In Closet	**Upper**	**5`11" x 5`11"**	**Bedroom**	**Third**	**16`0" x 17`9"**
4pc Bathroom	**Basement**	**6`0" x 9`3"**	**Bonus Room**	**Basement**	**11`4" x 13`5"**

Game Room	Basement	14`10" x 17`9"	Bedroom	Basement	8`3" x 15`9"
Furnace/Utility Room	Basement	6`2" x 12`7"			

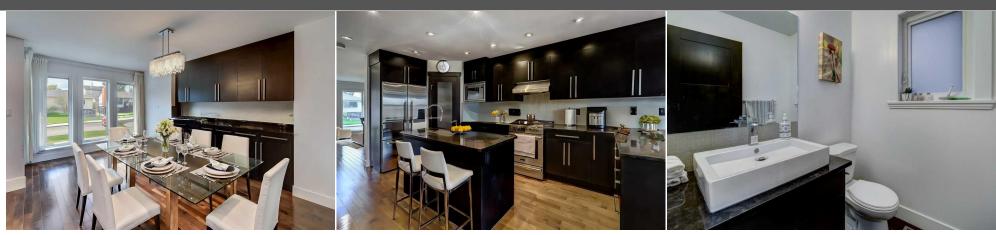| Title:		Zoning:		
Fee Simple		**R-C2**		
Legal Desc:	**2617AG**			

Remarks

Pub Rmks: **BEST DETACHED HOME VALUE IN THE AREA! Welcome to this stunning detached home in the lively inner-city neighborhood of Tuxedo Park! With nearly 3,000 square feet of developed living space, this home features large windows, nine-foot ceilings, and a bright, open floor plan, giving you all the room you need. The main floor showcases a beautiful kitchen with sleek granite countertops, refinished espresso cabinets, brand-new stainless steel appliances, a formal dining room that can also function as an office, a guest bath, and a step-down great room with a fireplace—ideal for both daily living and entertaining. Upstairs, the serene north-facing master bedroom comes with a walk-in closet and a luxurious five-piece bath complete with a jet soaker tub and steam shower. This floor also includes a convenient laundry room, a full guest bath, a spacious south-facing second bedroom, and a third-floor loft that can be used as a bedroom, office, or flex space. The basement offers a cozy family room, a den, a full bath, and an additional guest bedroom. The home is complete with a double-detached garage and a peaceful, low-maintenance backyard. Additional upgrades include central AC, fresh paint throughout, brand-new kitchen appliances, new carpet on all stairs, new hardwood on the upper floors, a partial new roof, and newly landscaped front and side yards. Located in an unbeatable suburban spot, you're just minutes from amenities and major roadways like Center and 4th Street, Edmonton Trail, Highway 1, Deerfoot Trail, and downtown. Plus, you'll have quick access to SAIT, U of C, Foothills and Children's Hospitals, local parks like Munro Park and Confederation Park, and a variety of schools, including both Catholic and public options from kindergarten to high school. This is an exceptional home in an outstanding community!**

Inclusions: **NA**

Property Listed By: **Royal LePage Solutions**

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

134 26 Ave NE, Calgary, AB

Main Floor Exterior Area 867.85 sq ft
Interior Area 811.98 sq ft
Excluded Area 10.55 sq ft

PREPARED: 2024/05/16

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

134 26 Ave NE, Calgary, AB

2nd Floor Exterior Area 939.99 sq ft
Interior Area 860.98 sq ft
Excluded Area 11.22 sq ft

PREPARED: 2024/05/16

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3rd Floor Exterior Area 313.23 sq ft
Interior Area 275.67 sq ft
Excluded Area 9.05 sq ft

PREPARED: 2024/05/16

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Basement (Below Grade) Exterior Area 852.46 sq ft
Interior Area 718.33 sq ft

PREPARED: 2024/05/16

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