



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 29 Avenue, Calgary T2S 2Y3**

MLS®#: **A2157504**

Area: **Erlton**

Listing Date: **08/19/24**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**  
Lot Information  
Lot Sz Ar: **3,067 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,813**  
Low Sqft:  
Ttl Sqft: **1,813**

DOM

**30**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Few Trees,Low Maintenance Landscape,Gentle Sloping,Underground Sprinklers,Yard Lights,Rectangular Lot,Treed**  
**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Microwave,Washer/Dryer,Washer/Dryer Stacked,Wine Refrigerator**  
Int Feat: **Built-in Features,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>10`2" x 22`0"</b>
<b>Den</b>	<b>Main</b>	<b>41`4" x 34`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>48`3" x 42`0"</b>
<b>Office</b>	<b>Upper</b>	<b>52`6" x 30`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>34`1" x 52`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>52`2" x 51`2"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>35`1" x 41`4"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>49`7" x 57`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>52`6" x 36`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>52`6" x 62`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>33`9" x 20`1"</b>
<b>Laundry</b>	<b>Lower</b>	<b>25`11" x 23`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>52`2" x 36`5"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>28`6" x 41`4"</b>

**Bedroom**                      **Upper**                      **41`4" x 34`9"**                      Legal/Tax/Financial

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Title:                                      Zoning:                                      **M-CG d72**  
**Fee Simple**  
Legal Desc:                      **2865AC**                                      Remarks

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Pub Rmks:                      **Nestled in the heart of Calgary, Erlton is a vibrant community that blends urban convenience with a charming, residential atmosphere. Perfectly situated for first-time homebuyers, this neighborhood offers the ideal balance of city living with a welcoming, small-town feel. Whether you're starting your career in Calgary or looking for a smart investment, Erlton provides the perfect setting for your next chapter. This exceptional home is a standout in the community, abundance of natural light and stunning city views all together 3,003 sq ft of home. Imagine sipping your morning coffee on the patio or waking up in the master suite, all while taking in the sights of downtown Calgary. Inside, the home boasts exquisite craftsmanship, from the custom Harwood Maple flooring to the luxurious granite countertops and high-end Sub-Zero appliances. The attention to detail continues with steel railings on the stairs, custom limestone walls and flooring, and beautifully crafted wood millwork in the master suite, which also features a luxurious soaker tub and steam shower. Upstairs interior design by famous Mckinley Burkart boasting the upstairs with glass walls bringing in the natural light. The second bedroom offers flexibility to suit your needs—whether you turn it into a home office, nursery, or personal gym, the choice is yours. The fully updated Legal basement suite, with its separate entrance, provides a perfect mortgage helper or additional rental income, making this home an excellent investment opportunity. Additional features include a sub-basement for extra storage and a separate detached double car garage, adding convenience and practicality to this already impressive property. Erlton is a community where you can truly have it all—convenience, luxury, and a place to call home.**

Inclusions:                      **N/A**  
Property Listed By:                      **eXp Realty**

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





