

## 1443 26 Street #3, Calgary T3C 1K4

Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray	
73				General Inf	formation		DOM



Informatior pe:	Residential			<u>DOM</u> 9	
e:	Row/Townhouse	1		Layout	
vn:	Calgary	Finished Floor Ar	ea	Beds:	3 (2 1 )
ilt:	2024	Abv Sqft:	1,440	Baths:	3.0 (3 0)
rmation		Low Sqft:		Style:	2 Storey
ır:	6,910 sqft	Ttl Sqft:	1,440		
pe:				Parking	
				Ttl Park:	1
				Garage Sz:	1
				5	
:	Back Lane				
at:	Single Garage D	etached			

Roof:	Asphalt Shingle	2		Construction:		
Heating:	Forced Air			Cement Fiber Board		
Sewer:				Flooring:		
Ext Feat:	BBQ gas line			Carpet,Hardwood		
				Water Source:		
				Fnd/Bsmt:		
				Poured Concrete		
Kitchen Appl:		Dishwasher,Electric	Stove, Range Hood, Refrigerator, Wind	dow Coverings		
Int Feat:		•	t Organizers, Kitchen Island, Quartz Co	-		
Utilities:			5			
				Room Information		
Room		Level	<u>Dimensions</u>	Room	Level	Dimensions
Dining Room		Main	14`6" x 8`10"	Kitchen	Main	11`9" x 11`9"
Living Room		Main	13`0" x 15`8"	Bedroom	Upper	13`11" x 11`8"
4pc Bathroom		Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom - Prin	narv	Upper	13`7" x 15`9"	4pc Bathroom	Lower	0`0" x 0`0"
Bedroom		Lower	14`10" x 10`1"	Living Room	Lower	13`10" x 19`8"
Bearboill		LONG	14 10 1 10 1	Enting Room	LONCI	13 10 11 0

Utilities and Features

Title: <b>Fee Simple</b>	Zoning: M-CG d65
Legal Desc:	307EO
	Remarks
Pub Rmks:	Beautiful 3 bedroom 3.5 bathroom home in Shaganappi. This east facing townhome offers a fully landscaped front yard and fenced yard and patio. Open layout on
	main floor provides flexibility as far as dining, den or living areas. The kitchen is elegant and has a walk in pantry with sitting area on island. Fun south light in sinl area. Nook for office or hobby place. The upper floor has 2 master suites with bathrooms and balcony over looking the city. Basement is bright and cheery with 3 bedroom and bathroom. Experienced high quality builder in Calgary. Detached private single garage with private entry. A block to west line train and bike trails an Shaganappi golf course. Enjoy the area on 17th ave for nightlife and eating and cafes. This is a perfect spot to call home.
Inclusions:	area. Nook for office or hobby place. The upper floor has 2 master suites with bathrooms and balcony over looking the city. Basement is bright and cheery with 3 bedroom and bathroom. Experienced high quality builder in Calgary. Detached private single garage with private entry. A block to west line train and bike trails an

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

