



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2164534**

Area: **Shaganappi**

Listing Date: **09/10/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,910 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,440**  
Low Sqft:  
Ttl Sqft: **1,440**

DOM

**9**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Quartz Counters,Recessed Lighting**  
Utilities:

Room Information

| Room              | Level | Dimensions     | 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 - Primary | 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" |



