



THE
A-TEAM

**RE/MAX
FIRST**

2324 26 Avenue, Calgary T2M 2G7

MLS® #: **A2164963**

Area: **Banff Trail**

Listing Date: **09/11/24**

List Price: **\$2,050,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,188 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,735**
Low Sqft:
Ttl Sqft: **2,735**

DOM

8
Layout
Beds: **8 (5 3)**
Baths: **7.0 (7 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape**
Park Feat: **Alley Access,Double Garage Detached,Guest,Parking Pad,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Brick,Composite Siding,Stucco**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`5" x 15`0"	Kitchen	Main	16`5" x 9`1"
Dining Room	Main	16`5" x 10`1"	Office	Main	10`0" x 9`1"
Bedroom	Main	12`8" x 9`1"	Bedroom - Primary	Upper	15`6" x 12`8"
Walk-In Closet	Upper	10`0" x 5`1"	Bedroom	Upper	14`1" x 14`0"

Bedroom Upper 13`4" x 10`0"
Laundry Upper 11`6" x 5`6"
Bedroom Lower 12`6" x 12`1"
Game Room Lower 17`11" x 16`1"
Living Room Suite 11`11" x 10`7"
Bedroom Suite 11`7" x 10`0"
3pc Bathroom Main
3pc Ensuite bath Upper
5pc Ensuite bath Upper
4pc Bathroom Suite

Bedroom Upper 11`6" x 10`0"
Bedroom Lower 16`5" x 12`1"
Flex Space Lower 11`4" x 8`7"
Laundry Lower 8`3" x 5`6"
Kitchen With Eating Area Suite 10`7" x 8`0"
Laundry Suite 4`8" x 4`7"
4pc Bathroom Lower
4pc Ensuite bath Upper
4pc Ensuite bath Upper

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1811588**

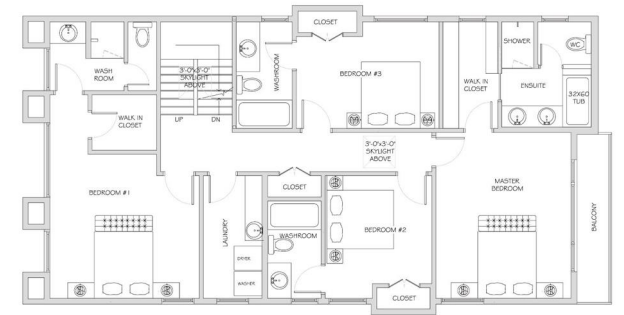
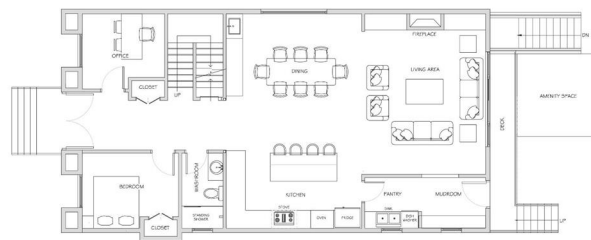
Zoning:
R-C2

Remarks

Pub Rmks: **Built by Richfort Built Homes this HIGHLY UPGRADED infill coming to BANFF TRAIL is a modern marvel, w/ oversized 35-ft x 120-ft SOUTH lot & a RARE 1,530 SQ FT LEGAL CARRIAGE SUITE (subject to permits & approval by the city)! Featuring 2,735 sq ft of endless space and a fully developed 1,160+ sq ft basement w/ 7-BEDS, 6-BATHS, a main floor HOME OFFICE, a PREP PANTRY, main floor bedroom, 2 lower beds, and an extra laundry room in the basement, this property is designed for your comfort and convenience. The contemporary curb appeal welcomes you and your guests across the front porch and into the bright, airy front foyer. 10-ft ceilings and engineered hardwood flooring span across the main level and into the front home office w/ oversized windows and across the hall into the main floor bedroom w/ built-in closet. The main floor bathroom is nicely finished w/ quartz counters, a modern vanity, and a fully tiled standing shower. An open-concept living and kitchen area will be your family's hub, w/ a welcoming chef-inspired kitchen w/ an L-shaped quartz counter spanning two walls w/ ceiling-height cabinetry and an oversized central island w/ bar seating - perfect for quick meals before hockey and space for baking w/ the kids! A walk-through prep pantry w/ a second sink and dishwasher is perfect for entertaining, w/ a mudroom w/ a built-in bench to keep your family organized. The spacious dining room enjoys a bright window and built-in serving/wet bar area w/ a quartz countertop, built-in storage, and a bar sink. The living room centres on an inset gas fireplace w/ built-ins and a full-height modern surround, w/ direct access to the back deck through a sliding glass door - perfect for BBQ season! Natural light floods the impressive staircase from the large 3-ft x 3-ft skylight above, taking you to the upper level w/ THREE JUNIOR SUITES plus the massive primary suite. The primary features are a private balcony w/ a sliding glass door, a walk-through closet w/ built-in storage and an upgraded 5-pc ensuite, complete w/ a walk-in shower, dual vanity, and soaker tub. The other rooms have either a three or 4-pc upgraded ensuite w/ quartz counters and full-height tile. Downstairs, the living space continues w/ a spacious rec area, flex space, another mudroom w/ a wood slat feature wall, 2 additional bedrooms, a main 4-pc bathroom, and a second laundry room! Outside, the DOUBLE DETACHED GARAGE gives your family secure parking, plus a 1-BED LEGAL CARRIAGE SUITE above, the ideal place for a mortgage helper for privacy! This space is just as modern as the rest of the home, w/ custom built-ins, a spacious kitchen w/ quartz counters, ceiling-height cabinetry, a private laundry room, good-sized bedroom w/ built-in closet, and a modern 4-pc bathroom w/ quartz counter & fully-tiled tub/shower combo! The location in BANFF TRAIL is not just convenient, it's perfect, as you're only a short 13-min walk from the University of Calgary Campus, making it an ideal location for students or faculty!**

Inclusions: n/a
 Property Listed By: **RE/MAX House of Real Estate**

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



CARRIAGE SUITE



