



THE
A-TEAM

**RE/MAX
FIRST**

3208 26A Street, Calgary T3E 2E3

MLS®#: **A2168160**

Area: **Richmond**

Listing Date: **10/03/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 16-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**

Finished Floor Area

Abv Sqft: **1,107**

Low Sqft:

Ttl Sqft: **1,107**

Lot Information

Lot Sz Ar: **6,253 sqft**

Lot Shape:

DOM

26

Layout

Beds: **4 (2 2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Private,Treed**
Park Feat: **Double Garage Detached,RV Gated**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	19`11" x 13`4"
Kitchen	Main	13`3" x 10`9"
Bedroom	Main	11`11" x 9`0"
Foyer	Main	4`4" x 3`2"
Bedroom	Lower	14`8" x 11`11"
Kitchenette	Lower	8`8" x 5`10"
Storage	Lower	7`4" x 7`1"

Room	Level	Dimensions
Dining Room	Main	13`10" x 8`9"
Bedroom - Primary	Main	14`1" x 11`9"
4pc Bathroom	Main	8`2" x 5`11"
Game Room	Lower	15`9" x 13`4"
Bedroom	Lower	13`7" x 10`8"
Furnace/Utility Room	Lower	14`11" x 12`0"

Title:
Fee Simple
 Legal Desc:

8598GF

Zoning:
R-CG

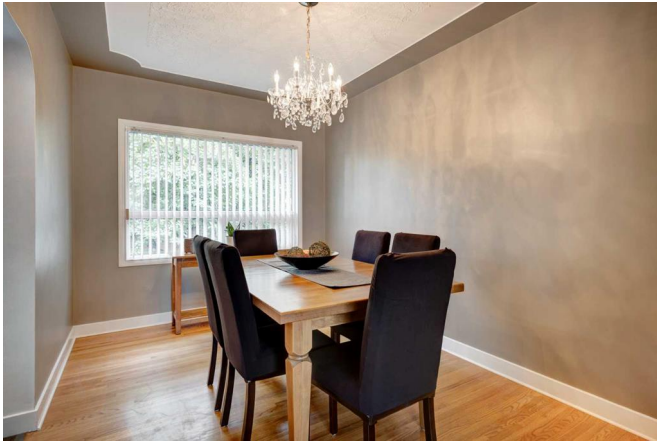
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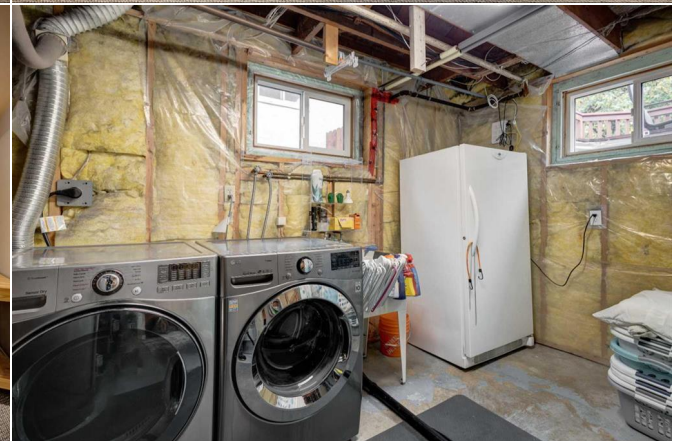
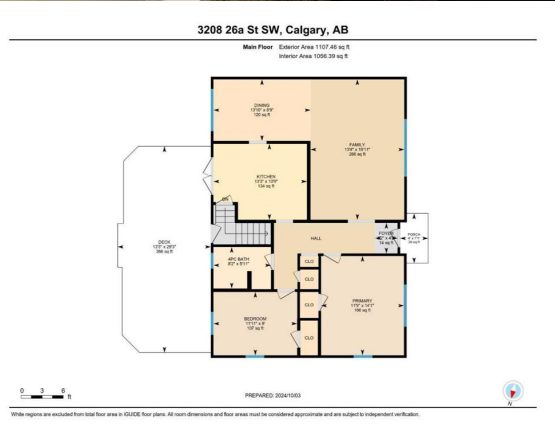
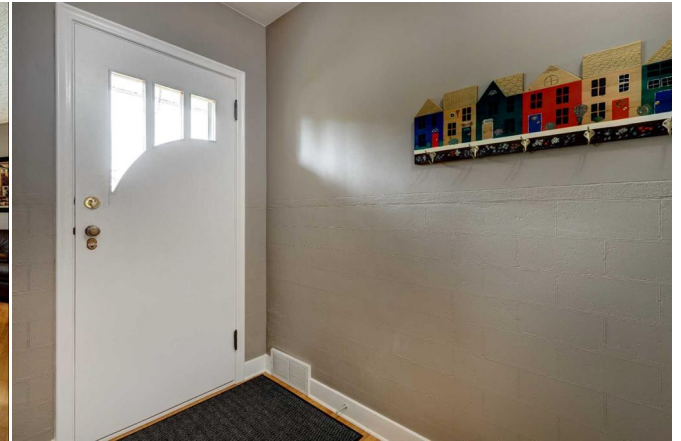
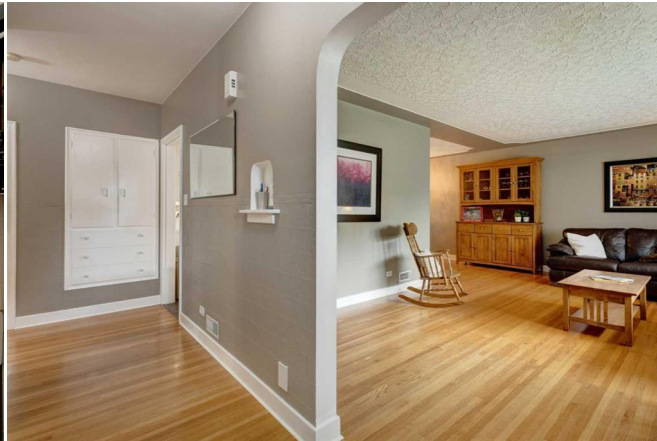
Pub Rmks: **Open House Sunday Oct 20, 2-4 p.m. - Immaculate updated 4-bedroom home in the peaceful heart of the sought after 'Golden Triangle' of Richmond Park! 50' x 125' lot nestled mid block on a quiet tree lined street, surrounded by other single-family homes with plenty of street parking. Just a short stroll to all the shops & restaurants of Marda Loop, Currie Barracks, and close to parks, playgrounds, schools, transit, shopping, Killarney Aquatic Center & quick access to major commuting routes. Originally a show home, this custom home offers mid century charm with some important updates - "Low E", argon & triple pane windows up and down, new electrical panel, updated 4-piece bath, new LVP in kitchen and luxurious refinished hardwood. Expansive living and dining areas for entertaining, plus deck level access from the kitchen to the ultra private outdoor living space. Enjoy the large two-level cedar deck - great for family and friends to relax in a treed garden retreat. Fresh basement development with 2 big bedrooms, each with large new windows and media or rec room (wired for surround sound) with wet bar & beverage fridge. Laundry area is a functional, open, unfinished area with 3 newer windows and roughed in for a bathroom (functional toilet in place). The basement could easily be developed into an illegal suite. Exceptionally large heated 28' x 26' garage with built in storage & shelves. Additional parking for 2 vehicles on pad behind garage PLUS gated 27' RV parking area. A great place to call home, away from from all the infill and multi-family development(more info available) in nearby communities! Click on 3D for interactive floorplans**

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

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







3208 26a St SW, Calgary, AB

Basement (Below Grade) Exterior Area 1088.52 sq ft
Interior Area 919.25 sq ft



PREPARED: 20241003

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



