



THE
A-TEAM

**RE/MAX
FIRST**

1414 26A Street, Calgary T3C 1K8

MLS®#: **A2169142** Area: **Shaganappi** Listing Date: **09/27/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **3,078 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting**
 Park Feat: **Double Garage Detached**

DOM

55
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Stone Counters,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`0" x 14`6"	4pc Bathroom	Basement	0`0" x 0`0"
Dining Room	Main	9`0" x 14`0"	Living Room	Main	12`9" x 18`9"
Den	Main	9`0" x 12`5"	Bedroom - Primary	Second	9`5" x 18`9"
Bedroom	Second	9`2" x 14`8"	Bedroom	Second	9`7" x 9`10"
Laundry	Second	3`6" x 5`10"	Bedroom	Basement	10`7" x 11`8"
Family Room	Basement	17`8" x 11`8"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"

