

1414 26A Street, Calgary T3C 1K8

MLS®#: A2169142 Area: Shaganappi Listing 09/27/24 List Price: **\$849,900**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



Prop Type:

Sub Type:

Semi Detached (Half

Duplex) City/Town: Calgary

2010 Year Built: Lot Information

Lot Sz Ar: 3.078 saft

Lot Shape:

Access:

Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting

Park Feat: **Double Garage Detached**

General Information

Residential

Finished Floor Area Abv Saft: 1,943

Low Sqft: Ttl Sqft: 1.943

Parking Ttl Park: 2

4 (3 1)

3.5 (3 1)

2 Storey, Side by Side

DOM

Layout

Beds:

Baths:

Style:

55

2 Garage Sz:

Utilities and Features

Roof: **Asphalt** Construction: Heating: Forced Air

Sewer:

Ext Feat: **BBQ** gas line **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

Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Int Feat: Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions** 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" Main 9'0" x 12'5" **Bedroom - Primary** 9`5" x 18`9" Den Second **Bedroom** Second 9'2" x 14'8" **Bedroom** Second 9`7" x 9`10" Laundry Second 3'6" x 5'10" **Bedroom** 10`7" x 11`8" Basement **Family Room Basement** 17`8" x 11`8" 2pc Bathroom 0'0" x 0'0" Main 0'0" x 0'0" 4pc Bathroom Second 0'0" x 0'0" 5pc Ensuite bath Second

Legal/Tax/Financial

Title: Fee Simple Legal Desc:	1112780	Zoning: R-C2	
Legal Desc.		Remarks	
Pub Rmks:	ONLY 1/2 BLOCK TO LRT STATIONMINUTES TO DOWNTOWN!!! **Stunning and Charming Family Home in Shaganappi — Close to Down		, , , , , , , , , , , , , , , , , , , ,

ONLY 1/2 BLOCK TO LRT STATION...MINUTES TO DOWNTOWN!!! **Stunning and Charming Family Home in Shaganappi — Close to Downtown Calgary**Quick
Possession available if needed!! Discover comfortable living in the vibrant up-and-coming community. This spacious four-bedroom, three & half bathroom custom
home that combines convenience with modern amenities. Perfect for family and entertaining, this thoughtfully designed property spans over 2640 square feet
across three meticulously developed floors. The ground level welcomes you with 9-foot ceilings and an open floor plan that seamlessly integrates the living, dining,
and kitchen areas — ideal for gathering and everyday living. The kitchen boasts elegant maple cabinets, granite countertops, and top-of-the-line appliances that
will please any home chef. Hardwood floors throughout the home add a touch of warmth and luxury. Upstairs, tranquility awaits in the generous-sized bedrooms,
with the master suite offering inspiring downtown views. The spa-like ensuite in the master bedroom, complete with in-floor heating, ensures a private and serene
retreat. Convenience continues with a practical upper-floor laundry room. Additional living space in the 9ft.ceiling basement includes a large recreational room,
perfect for home entertainment or a play area, alongside a comfortable fourth bedroom and a full bath — ideal for guests or older family members seeking privacy.
Energy efficiency is paramount with features like NEWLY installed 13 SOLAR PANELS, which generates 105% of what the present owners consume and the 5% sold
back to the grid making for substantial cost reductions especially in the summer months, high-efficiency furnace and a high efficiency hot water 80 gallon tank
installed in 2023. Extra comfort is provided by in-floor heating in both the basement and ensuite bathrooms. Step outside to the fully landscaped yard, deck, gas
hook up and a heated garage. Just mere moments from the LRT, Shaganappi Golf Course, and just a 5-minute drive to downtown Calgary, positioning th

Inclusions:

Alarm, Garage shelves, Basement Freezer, Basement shelves

Property Listed By: RE/MAX Landan Real Estate

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