



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

21
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"

