



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3203 26 Street, Calgary T3E 2B6**

MLS® #: **A2171968**

Area: **Richmond**

Listing Date: **10/09/24**

List Price: **\$1,189,000**

Status: **Active**

County: **Calgary**

Change: **-\$61k, 17-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

Abv Sqft: **1,523**

Low Sqft:

Ttl Sqft: **1,523**

DOM

**13**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Lighting,Other,Private Yard,Rain Gutters**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Hardwood,Marble,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,French Door,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Steam Room,Track Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 5`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>15`1" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 11`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 11`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`1" x 13`5"</b>

<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`2" x 20`9"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`6" x 7`4"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`9" x 5`4"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`1" x 10`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>17`2" x 11`9"</b>	<b>Laundry</b>	<b>Lower</b>	<b>10`7" x 10`11"</b>
<b>Office</b>	<b>Lower</b>	<b>7`3" x 10`9"</b>	<b>Game Room</b>	<b>Lower</b>	<b>20`7" x 12`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>7`3" x 5`5"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`4" x 11`0"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **8598GF**

Remarks

Pub Rmks: **This is a remarkable opportunity for the discerning buyer to own a meticulously maintained bungalow, boasting over 2,800 sq ft of developed living space, facing the park in the highly coveted Richmond Wedge - one of Calgary's most desirable inner-city enclaves. Designed with Arts and Crafts-inspired interiors, this sophisticated residence has been masterfully updated by esteemed architect Robert Pashuk, offering a seamless blend of classic elegance and modern comfort. Step into the inviting living room, where an elegant fireplace with a custom wood surround and mantle provides a cozy focal point, perfect for intimate evenings, entertaining, or unwinding with a favorite book. Refinished original oak floors extend throughout the main level, adding a touch of timeless warmth. In the kitchen and dining area, rich wood cabinetry is complemented by custom stained glass, infusing artistry and character into this captivating space. Your private backyard oasis awaits just beyond the main living areas. A stunning pergola - complete with integrated speakers and outlets for ambient lighting - creates an ideal setting for alfresco dining and outdoor gatherings. The professionally landscaped yard has been thoughtfully curated with perennial plantings that bloom in succession, offering a breathtaking array of colors and textures through the seasons. The bright and sunny primary bedroom, with windows overlooking the tranquil backyard, features a cozy reading nook with a rough-in for a future fireplace. The spa-inspired ensuite exudes luxury with an air-jet tub, steam shower, wall-mounted TV, enclosed toilet, and heated marble penny tile flooring. The lower level offers versatile spaces to suit a variety of needs, including a spacious office area, perfect for working from home or managing daily tasks. An additional comfortable bedroom and well-appointed bathroom provide privacy and convenience for guests or family. A generous laundry room and abundant storage (see floor plans) make this newly carpeted basement both functional and comfortable, providing ample space for all your organizational needs. Attention to quality is evident in every detail of this home, from solid-core doors and heated bathroom flooring to elegant window coverings, including real wood shutters on the main floor. The heated double detached garage, equipped with 220-volt power, is ideal for the hobbyist or car enthusiast. For added peace of mind, the home is safeguarded with a surge protection unit. This tranquil urban retreat offers an unbeatable location, just a short stroll from the vibrant shops and restaurants of Marda Loop. Enjoy a swift 8-minute commute to downtown Calgary and quick access to Bow Trail, making this home the perfect blend of sophistication, convenience, and ease in one of Calgary's most sought-after neighborhoods. Don't miss out on this rare opportunity - schedule your private showing today!**

Inclusions: **Window coverings/all. TV in Primary ensuite, TV mounting bracket in Primary bedroom, Electronic furnace filter, Home surge protection unit, Outdoor speakers in Gazebo, Steam unit in Primary ensuite shower.**

Property Listed By: **Royal LePage Benchmark**

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



















