



THE
A-TEAM

**RE/MAX
FIRST**

2220 26 Avenue #1, Calgary T2T 1E8

MLS® #: **A2182256**

Area: **Richmond**

Listing Date: **12/18/24**

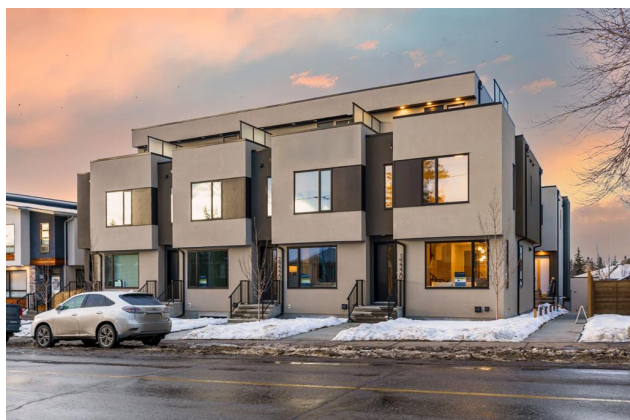
List Price: **\$789,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,518**
Low Sqft:
Ttl Sqft: **1,518**

DOM

66
Layout
Beds: **2 (2)**
Baths: **3.0 (2 2)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Landscaped**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer**
Int Feat: **Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	11`6" x 12`7"
4pc Ensuite bath	Second	
Bedroom	Second	10`10" x 11`6"
Walk-In Closet	Second	9`4" x 5`2"
Family Room	Third	18`4" x 8`2"
Furnace/Utility Room	Basement	9`11" x 5`6"

Room	Level	Dimensions
Dining Room	Main	13`1" x 8`7"
Living Room	Main	12`0" x 10`10"
4pc Ensuite bath	Second	
Bedroom	Second	10`1" x 12`5"
2pc Bathroom	Third	
Storage	Basement	30`9" x 16`4"

Condo Fee:
\$367

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG d72

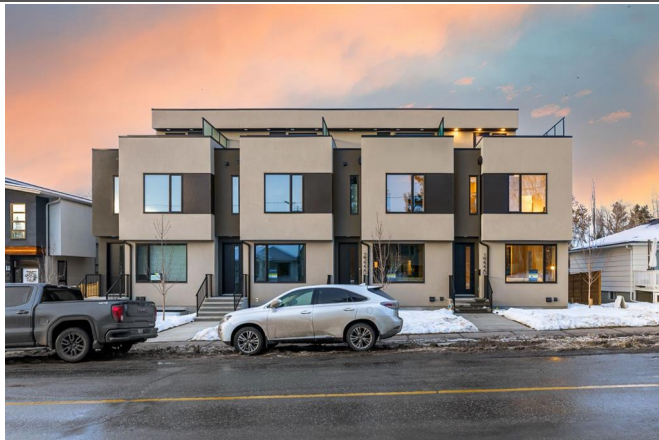
Legal Desc: **2110461**

Remarks

Pub Rmks: **This modern townhouse embodies the ideal inner city lifestyle. Constructed by highly acclaimed builder Crystal Creek Homes, this meticulous residence is a testament to keen craftsmanship and spares no details. Luxury vinyl plank flooring, knockdown textured ceilings, and designer light fixtures are merely a few of the elements embedded throughout that truly elevate this home. Enter the impressive foyer and into expansive 9' ceilings, with huge south facing triple-glazed argon fill windows illuminating the living room and adjacent dining area. An open layout leads into the beautifully adorned kitchen, equipped with black stainless steel appliances, complementing black hardware, and geometric tiled backsplash. Quartz countertops, sleek dark cabinetry and a waterfall island with a Blanco Silgranit undermount sink seamlessly create the perfect environment for gastronomy enthusiasts looking to refine their technique, and host intimate gatherings with loved ones. A backyard outdoor amenity space is the opportune addition for summer evening BBQs or to simply enjoy a moment of fresh air. Tucked at the rear is the polished powder room with a highly efficient WaterSense toilet and undermount sink. Ascend the black metal spindled staircase with a durable shaker oak handrail and explore two palatial bedrooms, each with their own four piece ensuite bathrooms embellished with elegant quartz countertops, undermount sinks and wall tile detailing on the bathtub/shower surround all the way up to the ceiling. The primary bedroom includes a spacious walk-in-closet, the perfect accompaniment to the conveniently located stackable front load steam washer and dryer, injecting practicality and comfort into this luxurious offering. Escape to the third level loft, a thoughtfully curated ambience to unwind or entertain. With a unique multi-use area that can be easily converted into a family room, office, or bar/lounge, additional powder room, and exclusive rooftop patio that offers peeks of the mountains to the west. The undeveloped basement is as spacious as it is versatile, awaiting your personal customizations and individual flare to transform it from the existing sweeping storage space and executing your creative vision. Intricate upgrades include a High Efficiency Two-Stage furnace, Ecobee5 Smart Thermostat, active HRV system, as well as spray foaming of all cantilevers, rim joists and window openings for enhanced insulation. Enjoy all of the perks that come with an inner city townhome lifestyle, including the favourably located garage steps away from your front door, quick commuting times, along with the bonus of having exterior maintenance taken care of for you. Set against the vibrant amenities and attractions found within Marda Loop, this home provides a remarkable opportunity to pamper yourself daily, all while living in a desirable and energetic community centrally positioned with quick access the rest of the city.**

Inclusions: **Dishwasher, Dryer, Garage Controls, Garage Door Opener, Gas Range, Range Hood, Refrigerator, Washer**
 Property Listed By: **CIR Realty**

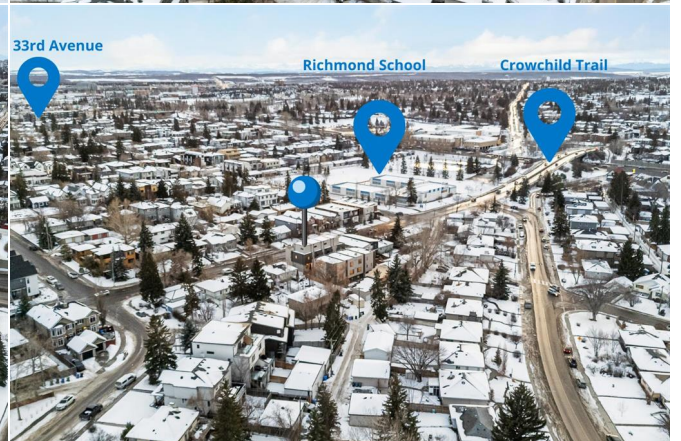
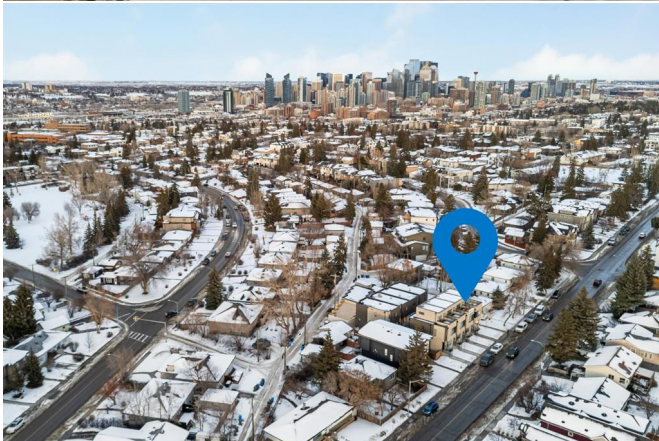
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1-2220 26 Ave SW, Calgary, AB

Main Floor Exterior Area 604.29 sq ft
Interior Area 543.37 sq ft



0 3 6 ft PREPARED: 2024/12/07
White 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. **BiGUIDE**

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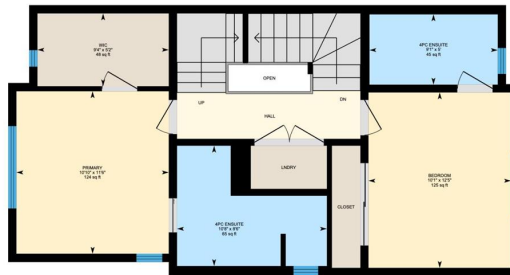
2nd Floor Exterior Area 608.05 sq ft
Interior Area 596.65 sq ft
Excluded Area 10.88 sq ft



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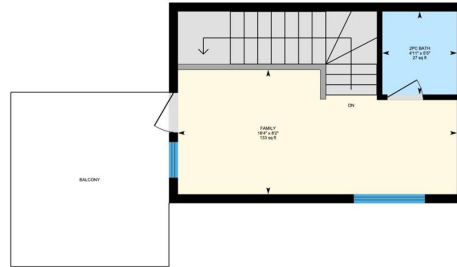
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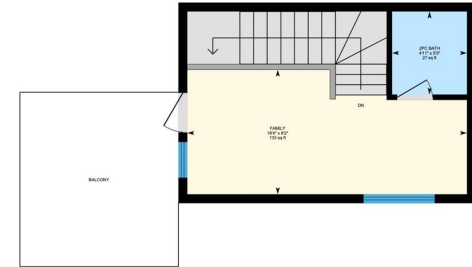
3rd Floor Exterior Area 258.28 sq ft
Interior Area 219.32 sq ft



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Interior Area 554.87 sq ft



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