



THE
A-TEAM

**RE/MAX
FIRST**

1414 26A Street, Calgary T3C 1K8

MLS®#: **A2186273**

Area: **Shaganappi**

Listing Date: **01/08/25**

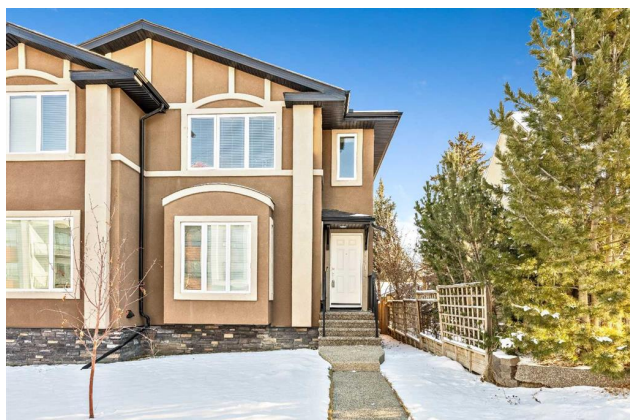
List Price: **\$839,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,943

Year Built:

2010

Low Sqft:

Ttl Sqft:

1,943

Lot Information

Lot Sz Ar:

3,078 sqft

Lot Shape:

DOM

1

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting

Double Garage Detached

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

Room	Level	Dimensions
Kitchen	Main	9`0" x 14`6"
Dining Room	Main	9`0" x 14`0"
Den	Main	9`0" x 12`5"
Bedroom	Second	9`2" x 14`8"
Laundry	Second	3`6" x 5`10"
Family Room	Basement	17`8" x 11`8"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
4pc Bathroom	Basement	0`0" x 0`0"
Living Room	Main	12`9" x 18`9"
Bedroom - Primary	Second	9`5" x 18`9"
Bedroom	Second	9`7" x 9`10"
Bedroom	Basement	10`7" x 11`8"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"

Title: **Fee Simple**
Legal Desc: **1112780**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to this stunning family home in the desirable Shaganappi community, where modern luxury meets urban convenience. This thoughtfully designed residence offers four bedrooms and three and a half bathrooms across three beautifully developed floors, spanning around 2,640 square feet of living space. The main floor captivates with soaring 9-foot ceilings and an open-concept layout, seamlessly blending the living, dining, and kitchen areas. The gourmet kitchen features elegant maple cabinets, granite countertops, and premium appliances. Rich hardwood floors flow throughout, adding warmth and sophistication to every room. Upstairs, you'll find generously sized bedrooms, including a luxurious primary bedroom with downtown views and a spa-inspired ensuite bathroom featuring in-floor heating. The convenient upper-floor laundry room adds practical living comfort. The basement, complete with 9-foot ceilings, houses a spacious recreation room, an additional bedroom, and a full bathroom, perfect for entertaining or accommodating extended family. Recent upgrades include 13 solar panels that generate 105% of typical energy consumption, with excess power returned to the grid. The home also features high-efficiency furnace and a newer 80-gallon hot water tank installed in 2023. Outside, enjoy the fully landscaped yard, deck with gas hookup, and heated garage. Located just steps from light rail transit and minutes from downtown Calgary, this home offers the perfect balance of urban accessibility and comfortable living. The vibrant neighborhood provides easy access to downtown, schools, amenities, and the Shaganappi Golf Course.**

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



