



THE
A-TEAM

**RE/MAX
FIRST**

2220 26 Avenue #8, Calgary T2T 1E8

MLS® #: **A2190403**

Area: **Richmond**

Listing Date: **01/27/25**

List Price: **\$775,000**

Status: **Active**

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:

Access:

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

Finished Floor Area

Abv Sqft: **1,327**
Low Sqft:
Ttl Sqft: **1,327**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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	5`11" x 4`11"
Kitchen	Main	14`0" x 12`7"
3pc Ensuite bath	Second	4`11" x 9`1"
Bedroom	Second	9`7" x 10`1"
Bedroom - Primary	Second	12`7" x 10`9"

Room	Level	Dimensions
Dining Room	Main	12`5" x 10`9"
Living Room	Main	12`11" x 9`8"
4pc Bathroom	Second	4`11" x 9`1"
Bedroom	Second	8`10" x 11`6"
Other	Basement	17`5" x 31`3"

Legal/Tax/Financial

Condo Fee:
\$367

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **2110461**

Remarks

Pub Rmks: **OPEN HOUSES Fri Jan 31st 2-4PM & Sat Feb 1st 12-3PM & Sun Feb 2nd 12-3PM! Constructed by highly acclaimed builder Crystal Creek Homes, this modern townhouse embodies the ideal inner city lifestyle. A truly meticulous residence that emulates 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 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. Tucked at the rear is the polished powder room with a highly efficient toilet and undermount sink. Ascend the lushly carpeted staircase with a durable shaker oak handrail and explore three palatial bedrooms. The spacious primary retreat includes a large closet and an accompanying ensuite with stylish vanity lighting and glass enclosed shower. An additional four piece bathroom is embellished with elegant backsplash and tile detailing on the bathtub/shower surround all the way up to the ceiling. Conveniently located upper level laundry injects practicality and comfort into this luxurious offering. Escape down below to the undeveloped walkout basement, which is as spacious as it is versatile, and awaiting your personal customizations and individual flare to transform it from sweeping storage space to executing your unique creative vision. A connected outdoor amenity space is the opportune addition for summer evening BBQs or to simply enjoy a moment of fresh air. 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.**

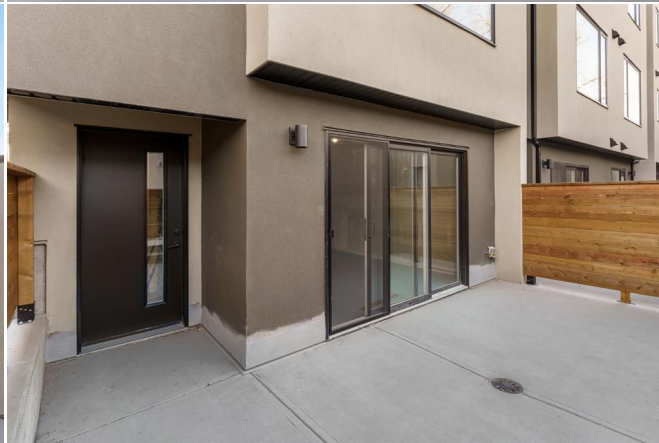
Inclusions:
Property Listed By: **Dishwasher, Dryer, Garage Controls, Garage Door Opener, Range Hood, Refrigerator, Washer
CIR Realty**

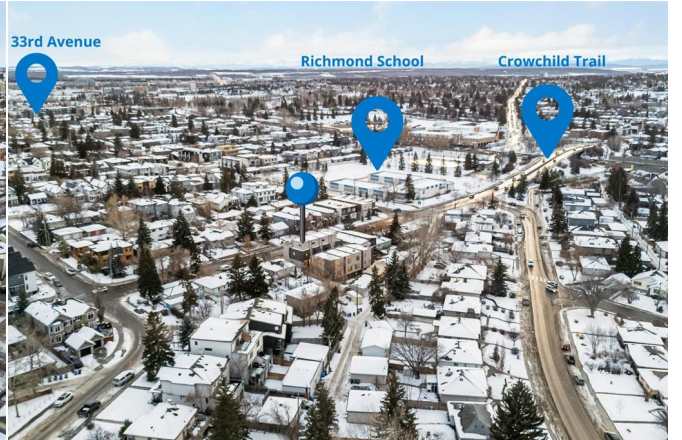
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











Main Floor
Exterior Area 948.52 sq ft



2nd Floor
Exterior Area 670.15 sq ft



Basement (Below Grade)
Exterior Area 572.80 sq ft