



THE
A-TEAM

**RE/MAX
FIRST**

2326 26 Avenue, Calgary T2M 2G7

MLS®#: **A2191562** Area: **Banff Trail** Listing Date: **01/31/25** List Price: **\$1,250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,289 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,224**
 Low Sqft:
 Ttl Sqft: **2,224**

DOM

38
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 13`11"	Kitchen	Main	23`6" x 8`6"
Dining Room	Main	14`4" x 10`11"	2pc Bathroom	Main	4`10" x 4`8"
Bedroom - Primary	Upper	19`9" x 12`6"	Walk-In Closet	Upper	8`9" x 5`6"
Bedroom	Upper	15`4" x 10`11"	Bedroom	Upper	14`0" x 9`11"
Laundry	Upper	5`10" x 2`8"	4pc Bathroom	Upper	9`6" x 4`11"
5pc Ensuite bath	Upper	14`10" x 11`9"	Bedroom	Basement	15`0" x 10`10"

Game Room
3pc Bathroom

Basement
Basement

27`7" x 16`6"
10`5" x 7`1"

Furnace/Utility Room

Basement

9`5" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1811588

Remarks

Pub Rmks:

MOVE IN TODAY! Don't miss this stunning, well-built CUSTOM INFILL HOME, where luxury meets functionality in the highly sought-after community of Banff Trail! This custom-built 2-storey infill offers endless meticulously designed living space, featuring 4 bedrooms, 3.5 bathrooms, and premium finishes throughout. Situated on an extra-wide lot, this home is just steps from parks, schools, and transit, with easy access to the University of Calgary and SAIT—making it ideal for families or professionals seeking a vibrant yet serene urban lifestyle. Nestled in the heart of Banff Trail, it's just minutes from Confederation Park, perfect for outdoor activities, and within walking distance of top-rated schools and playgrounds. The University of Calgary, SAIT, and Alberta Children's Hospital are a short commute away, while nearby North Hill Shopping Centre and local eateries provide lots of dining and retail options. Quick access to Crowchild Trail and 16th Avenue ensures a seamless connection to downtown in just 10 minutes, making this location a prime choice for urban professionals and families alike. The moment you step inside, you'll notice the abundance of natural light streaming through oversized windows and the keen attention to detail. The front foyer features beautiful grey tile flooring with a built-in bench and shiplap feature wall. The dining room exudes elegance, with a designer chandelier and stylish wainscoting. The central kitchen is both beautiful and functional, adorned with Silestone Quartz and a marble backsplash, quickly becoming the centerpiece for hosting or everyday family life. Premium Bosch appliances and custom cabinetry cater to the most discerning chef, with an oversized island with bar seating and open display shelves bringing everything together. The living room's built-in shelving nicely frames the 10,000 BTU electric fireplace with a range of colour settings to match the mood. The rear mudroom features the same stunning grey tile flooring as the foyer, with a gorgeous built-in closet and bench area, taking you to the double detached garage. Upstairs, the vaulted ceiling in the primary suite creates a spacious retreat, complete with a spa-inspired 5-pc ensuite featuring a freestanding tub, walk-in shower, a marble tile floor, dual vanity, and a fully custom walk-in closet. Two additional bedrooms offer generous space, with one featuring its own private balcony - a wonderful place for a home office! A stylish 4-pc main bath and laundry room with sink and storage complete this level. The fully developed basement is designed for relaxation and entertainment, with a spacious rec room, wet bar, and an additional bedroom with a stylish 3-piece bath—perfect for guests or teens seeking privacy. The wet bar continues the home's beautiful aesthetic, with a quartz countertop, custom cabinetry, and built-in wine and display shelving. From its modern open floorplan to its timeless neutral finishes, this property truly is move-in ready!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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













