



THE
A-TEAM

**RE/MAX
FIRST**

639 26 Avenue, Calgary t2m 2e6

MLS®#: **A2204677**

Area: **Mount Pleasant**

Listing Date: **03/21/25**

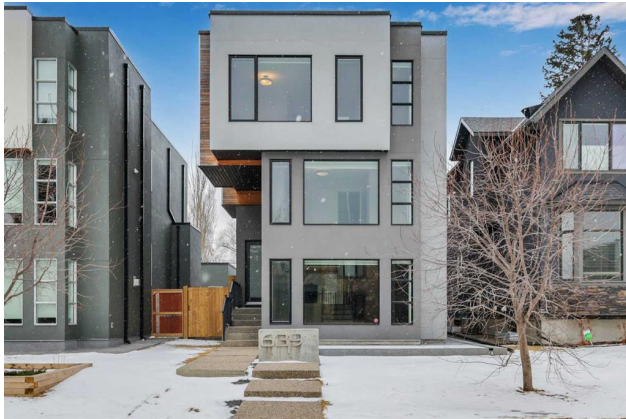
List Price: **\$1,549,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,939 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,530**

Low Sqft:

Ttl Sqft: **2,530**

DOM

15

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Central**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Cedar,Concrete,Manufactured Floor Joist,See Remarks,Silent Floor Joists,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 15`10"
Dining Room	Main	13`11" x 9`5"
Mud Room	Main	8`10" x 4`0"
Bedroom - Primary	Upper	17`11" x 13`5"

Room	Level	Dimensions
Kitchen	Main	17`9" x 16`7"
Foyer	Main	8`11" x 6`4"
Office	Upper	13`10" x 10`1"
Bedroom	Upper	12`2" x 11`3"

Bedroom
Family Room
Laundry
3pc Bathroom
5pc Ensuite bath

Upper
Basement
Basement
Basement
Upper

12`11" x 11`1"
16`11" x 14`9"
9`11" x 9`0"
10`0" x 6`0"
14`4" x 11`6"

Laundry
Game Room
Furnace/Utility Room
2pc Bathroom
4pc Bathroom

Upper
Basement
Basement
Upper
Upper

3`0" x 2`8"
16`2" x 14`11"
8`7" x 7`8"
5`3" x 6`0"
8`8" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413113

Zoning:
R-CG

Remarks

Pub Rmks: **Distinction by it's extremely unique architecture and countless upgrades. 32' lot with a TRIPLE car garage. 3 bedrooms up with an optional 4th room on the mezz that could be a bedroom, office, library or bonus room. Large alley style kitchen with 36`8" of 1/4 cut sawn rifted oak custom millwork featuring Sub-Zero and Jenn Air commercial series appliances. 3 storey brick feature wall with glass railings, wide plank hardwood flooring coupled with designer series tiles. Main floor has 12' ceilings while the master suite boasts 10'. The design offers 2 laundry rooms, also a designated theatre room or optional 5th bedroom in the basement. Mechanicals include a 4 zoned system Carrier Infinity Furnace and a tankless hot water heater. The list goes on and on. No expenses spared in this former Show Home. A must see luxury infill.**

Inclusions:
Property Listed By: **Office Wall Unit**
RE/MAX House of Real Estate

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



