

\$869,900 - 1903 26 Avenue Sw, Calgary

MLS® #A2246284

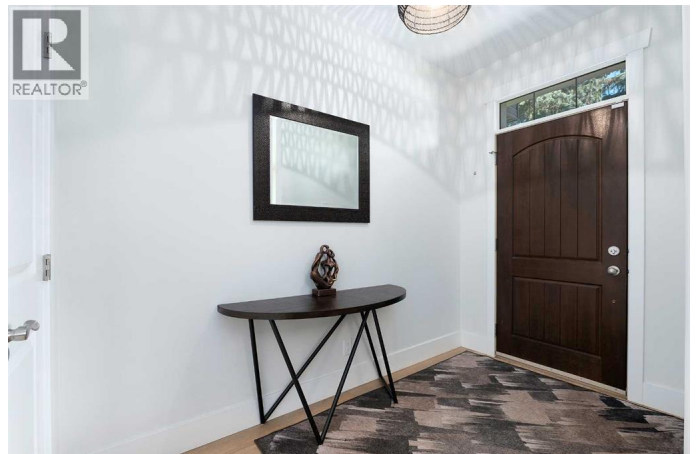
\$869,900

4 Bedroom, 4.00 Bathroom, 2,026 sqft

Single Family on 0.07 Acres

South Calgary, Calgary, Alberta

Beautifully crafted and meticulously maintained 3+1 bedroom home with low maintenance SUNNY SOUTH BACK YARD in coveted South Calgary, offering over 2900 sq ft of developed living space! The open main level presents luxury vinyl plank flooring, high ceilings & stylish light fixtures, showcasing the front living room, comfortable family room with feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar, dark cabinetry & stainless steel appliances, including new fridge, dishwasher, oven & microwave. A spacious dining area is open to the kitchen with ample space to host family & friends. A 2 piece powder room completes the main level. The second level hosts a casual office area, perfect for a home office setup, 3 bedrooms, a 4 piece bath & laundry room with sink plus new washer & dryer. The primary bedroom provides enough space for a cozy sitting area & boasts a walk-in closet & secluded 5 piece ensuite with heated floors, dual sinks, relaxing soaker tub & separate shower. Basement development features a large family/media room with wet bar, fourth bedroom, a 4 piece bath & good sized storage room. Other notable features include central air conditioning, new hot water tank, upgraded in-floor heating system, central vacuum system & electronic air filtration system. Outside, enjoy the attractively landscaped front yard & sunny south private back yard with stamped concrete patio, low maintenance



artificial grass for extended seasonal use & access to the double detached heated garage with polyurethane coated floor & overhead storage. This charming home is located close to vibrant Marda Loop, schools, shopping, public transit & has effortless access to 26th Avenue & Crowchild Trail. (id:6289)

Built in 2010

Essential Information

Listing #	A2246284
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,026
Acres	0.07
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1903 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T1E4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Window Coverings, Garage door opener
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Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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