

\$1,250,000 - 1427 26a Street Sw, Calgary

MLS® #A2252466

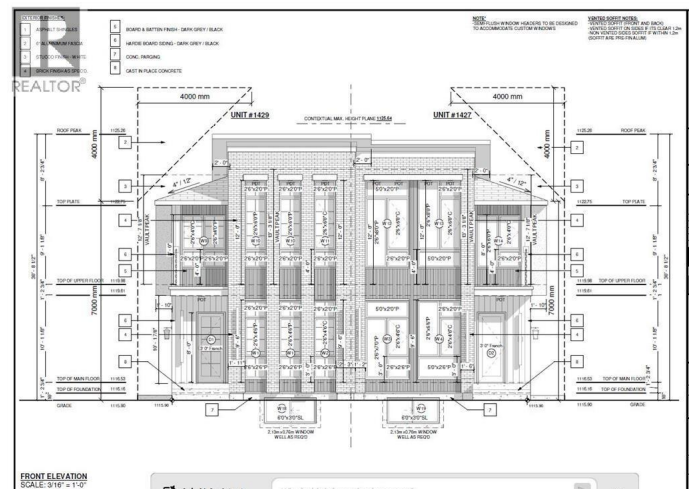
\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,014 sqft

Single Family on 0.07 Acres

Shaganappi, Calgary, Alberta

BRICK EXTERIOR | BUTLER'S PANTRY | MUDROOM | BONUS ROOM/OFFICE | STEPS TO TRANSIT | LEGAL BASEMENT SUITE | Welcome to 1427 26A Street SW, a beautifully crafted semi-detached infill located in the heart of Shaganappi. This home is currently under construction and the estimated completion for both units is September 30 2025. This brand-new 2-storey home will offer over 3,000 square feet of developed living space and blends luxury, functionality, and inner-city convenience. With three bedrooms plus a dedicated office, this home is perfect for families, professionals, or anyone seeking contemporary design with premium finishes. On top of that it offers a two bedroom legal basement suite OR you can have the option of a large recreational area with a wet bar. The main floor impresses with soaring 10-foot ceilings, wide-plank engineered hardwood flooring, and 8-foot doors. The gourmet kitchen features quartz countertops, a gas stove, built-in microwave, hood fan, custom cabinetry, a walk-in pantry, and a large island with breakfast bar seating. A formal dining area and a cozy living room with gas fireplace and built-in millwork complete this elegant open-concept space. A stylish powder room with designer lighting and custom vanity adds to the home's appeal. Upstairs, you'll find 9-foot ceilings throughout, an expansive primary bedroom with large windows and 13.5-foot vaulted ceilings, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite with



in-floor heating, dual sinks, quartz counters, freestanding soaker tub, and a tiled glass shower. Two additional bedrooms offer generous space and light, while the main bathroom includes double sinks and full-height tile tub surround. The upper floor also features a spacious laundry room with built-in cabinetry and a linen closet. The basement is your option of a two bedroom legal basement suite or can be designed for entertaining, with a large recreation room, custom wet bar with floating shelves and tile backsplash, plush carpet flooring, a fourth bedroom with a built-in workstation, and a 4-piece bathroom. Additional highlights include central air rough-in, smart thermostat, HRV, high-efficiency furnace, 100 AMP panel in the home, and a sump pump. The exterior is finished with a combination of Hardie board, brick, and stucco, paired with dual-pane black vinyl windows. Enjoy outdoor living with exposed aggregate walkways, a rear deck, full landscaping, and a BBQ gas line. Backed by a comprehensive builder warranty and the Alberta New Home Warranty Program, this home provides peace of mind along with exceptional value. Located minutes from downtown, transit, schools, parks, and shopping, this is a rare opportunity to own a brand-new home in one of Calgary's most desirable inner-city communities. (id:6289)

Built in 2025

Essential Information

Listing #	A2252466
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,014
Acres	0.07

Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1427 26a Street Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C1K9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Washer & Dryer
Heating	Other
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Composite Siding, Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on November 4th, 2025 at 6:01am PST