



**GRASSROOTS**  
REALTY GROUP

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3212 26A Street SW  
Calgary, Alberta

MLS # A2261037



**\$999,900**

|           |                                                                     |        |                   |
|-----------|---------------------------------------------------------------------|--------|-------------------|
| Division: | Richmond                                                            |        |                   |
| Type:     | Residential/House                                                   |        |                   |
| Style:    | 1 and Half Storey                                                   |        |                   |
| Size:     | 1,582 sq.ft.                                                        | Age:   | 1952 (73 yrs old) |
| Beds:     | 4                                                                   | Baths: | 2                 |
| Garage:   | Double Garage Detached, Oversized                                   |        |                   |
| Lot Size: | 0.14 Acre                                                           |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |        |                   |

|             |                                                                |            |      |
|-------------|----------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                     | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                 | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                | Condo Fee: | -    |
| Basement:   | Finished, Full                                                 | LLD:       | -    |
| Exterior:   | Stucco, Vinyl Siding, Wood Frame                               | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                | Utilities: | -    |
| Features:   | Breakfast Bar, Quartz Counters, Recessed Lighting, Soaking Tub |            |      |

Inclusions: None.

OPEN HOUSE SATURDAY, OCTOBER 4TH FROM 1-3 PM. Beautifully updated & absolutely charming 3+1 bedroom 1.5 storey home offering over 2200 sq ft of living space & situated on a 50'x125' lot in the Richmond wedge, which is a lovely enclave of single family homes. The main level presents hardwood floors, showcasing a spacious living room anchored by a wood burning feature fireplace. The bright dining room has ample space to host family & friends. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, cozy eating bar, plenty of storage space & stainless steel appliances. The second level hosts 3 bedrooms & an updated 4 piece bath. Basement development includes a large family/recreation room, fourth bedroom & 3 piece bath. Completing the basement is a large storage room & laundry facilities. Other notable features include central air conditioning, roomy west facing front porch & large back yard with deck plus patio with BBQ gas line. Parking is effortless with an oversized double detached garage. The location is incredibly convenient, close to Richmond Green Park, vibrant Marda Loop, schools, shopping, public transit & easy access to Crowchild Trail.