



1400 26A Street SW
Calgary, Alberta

MLS # A2294919



\$1,380,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,928 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Elevate your lifestyle in this stunning 3-storey masterpiece, offering over 3,800 sq. ft. of sophisticated living space. Boasting sweeping views of the Downtown Skyline and Shaganappi Golf Course, this home is the ultimate inner-city statement. • **MAIN FLOOR:** Defined by soaring 10ft ceilings and an open-concept flow. Discover a dedicated executive den, a massive dining area, and a chef-inspired kitchen featuring an oversized social island and a walk-in pantry. • **SECOND FLOOR:** Designed for versatility with a family lounge and a Secondary Primary Suite featuring a private balcony and a 5-pc ensuite, plus another bedroom with walk-in closet. • **3RD FLOOR LUXURY RETREAT:** The entire top level is a dedicated sanctuary. This penthouse-style retreat features a boutique walk-in closet, a spa-inspired 5-pc ensuite, and a private balcony with breathtaking city and golf course views. • **BASEMENT:** Fully developed for entertainment with a large media room, stylish wet bar, a guest bedroom with a walk-in closet, and a loft area. **THE LIFESTYLE:** Unrivaled connectivity in a premier location. You are minutes from the Downtown core, a short stroll to the LRT, and steps from Shaganappi Point Golf Course, parks, and premium groceries. More than a residence—it is your viewpoint on the city.