



402 26 Avenue NW
Calgary, Alberta

MLS # A2303975



\$755,000

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Bar, High Ceilings, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 200
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Welcome to the Brownstones of Mount Pleasant. Great opportunity to own a townhome w/ over 1700 sqft of living space in the heart of one of the top inner-city communities! This modern brownstone home designed by New Century Design and MartinLee Designs features an open concept layout with White Oak engineered hardwood floors throughout the main level, textured finishes, and custom spatial enhancing elements. The chef-inspired kitchen features a large breakfast bar, quartz countertops, and a stainless steel appliance package that includes a gas stove. As you head upstairs, you will find 2 bedrooms with ensuite bathrooms and a laundry room with built-in shelving and ample storage. The large PRIMARY bedroom is designed to fit a king-size bed, with his and hers walk-in closets and a 4-piece ensuite. The basement is fully developed with a third bedroom, a spacious recreation room, and a wet bar. Additional features include a BBQ gas line on the patio, an electric fireplace in the living room, built-in all closets, innovative home features (NEST and doorbell), and A/C rough-ins. With an 85 Bike score, most errands can be accomplished without a car. These units are also a short distance to downtown, a 5-minute drive, or just a 13-minute bike ride. Right around the corner from amazing restaurants and cafes such as 4TH SPOT KITCHEN AND BAR, JOHNS BREAKFAST & LUNCH, TURCA CAFE & MARKET,