



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2136 26 Avenue SW
Calgary, Alberta

MLS # A2315196



\$939,800

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,005 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Rec		

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

Features: Bar, Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar

Inclusions: None

Exceptional Inner-City Home in Richmond with Legal Basement Suite, Heated Triple Garage, and Premium Upgrades. Welcome to this beautifully upgraded home in the highly sought-after community of Richmond, Calgary. Designed with quality, practicality, comfort, and efficiency in mind, this exceptional property offers a rare combination of modern upgrades, functional living space, income potential, and valuable inner-city features. Built with enhanced durability and energy efficiency, the home features triple-pane windows, 6-inch exterior walls, and EIFS exterior insulation and finish system construction, helping provide excellent insulation, year-round comfort, and improved energy performance. Recent upgrades, including new carpets, add a fresh and modern feel throughout the home. The main residence offers 4 spacious bedrooms and 3 full bathrooms, with every bedroom featuring its own walk-in closet with built-in storage organizers, a rare and highly desirable feature for families, professionals, and anyone who values practical storage. The bright, open, and functional layout is ideal for comfortable everyday living while also offering excellent flow for entertaining. A major highlight of the property is the Legal Basement Suite, providing outstanding flexibility for multi-generational living, extended family, guests, or potential rental income. The lower level is thoughtfully finished with additional living space, a stylish wet bar, and a bedroom pre-wired for a media room setup, perfect for movie nights, gaming, or entertaining. Several rooms throughout the home are also hardwired for integrated speaker/audio systems, creating a seamless entertainment experience. Outdoors, the generously sized rear deck/patio features a natural gas BBQ hookup, offering an ideal setting for summer gatherings, family dinners, or quiet evenings in the private backyard. Car enthusiasts,

hobbyists, and families needing extra storage will appreciate the rare heated triple-car garage, providing exceptional parking, workspace, and storage, a highly valuable feature in this central location. The property also offers attractive long-term upside, having been previously zoned RC-2, which may provide additional redevelopment potential. Located in one of Calgary's most desirable communities, this home offers unbeatable convenience just minutes from Marda Loop, 17th Avenue SW, Chinook Centre, downtown Calgary, schools, parks, transit, major roadways, restaurants, cafés, and boutique shopping. Richmond is known for its central location, strong community appeal, and excellent access to both lifestyle amenities and employment centres. With its premium construction, thoughtful upgrades, legal suite, heated triple garage, redevelopment potential, and outstanding location, this is a rare opportunity to own a truly exceptional home in one of Calgary's most desirable neighbourhoods. Whether you are looking for a move-in-ready family home, an income-generating property, or a long-term inner-city investment,