



GRASSROOTS
REALTY GROUP

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2023 26 Avenue SW
Calgary, Alberta

MLS # A2319034



\$1,149,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,286 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Striking design meets everyday functionality in this BRAND NEW inner-city infill, where curated finishes, a standout layout, and an ATTACHED DOUBLE GARAGE come together in a way that's rarely seen. From the moment you step inside, DESIGNER TILE sets the tone, paired with clean lines, warm wood tones, and a bright, intentional flow that feels elevated without sacrificing comfort. The FOYER makes an immediate impression with statement tile and thoughtful storage, leading into a front PRIVATE OFFICE with oversized windows, ideal for working from home in a space that feels separate yet connected. Just beyond, the DINING ROOM sits in a central position, creating a natural transition between the front of the home and the main living areas, perfect for both everyday meals and hosting. The KITCHEN anchors the space with a long QUARTZ ISLAND, BUILT-IN OVEN, sleek cabinetry, and a layout designed to function as well as it looks. At the rear, the LIVING ROOM is warm and inviting, centred around a GAS FIREPLACE with CUSTOM BUILT-INS. Large sliding doors span the back wall, bringing in natural light and opening onto the deck and backyard for an easy indoor-outdoor connection. A discreet POWDER ROOM and smart storage complete the main level. Upstairs, the PRIMARY SUITE feels like a true retreat with VAULTED CEILINGS, large windows, and a spacious WALK-IN CLOSET. The ENSUITE is finished with a FREESTANDING SOAKER TUB, GLASS SHOWER, and DOUBLE VANITY, blending clean design with everyday comfort. Two additional bedrooms are well-sized and connected by a JACK & JILL BATHROOM, while the centrally located LAUNDRY room adds convenience exactly where it's needed. The fully finished basement expands your living space with a large REC ROOM, WET BAR, and a

fourth bedroom with its own WALK-IN CLOSET, plus a full bathroom. Whether used for entertaining, guests, or a private retreat, this level offers flexibility without compromise. Direct access to the ATTACHED DOUBLE GARAGE is paired with a functional MUDROOM entry, designed for real life. Outside, the backyard is private and usable, with space to relax and entertain. The elevated deck and large rear windows enhance the connection between indoor and outdoor living. Located in the heart of SOUTH CALGARY, this home offers quick access to MARDIA LOOP, where you'll find local favourites like MERCATO, VILLAGE ICE CREAM, and PHIL & SEBASTIAN COFFEE. You're just minutes to RIVER PARK and the ELBOW RIVER PATHWAYS for walking, biking, and year-round outdoor living. Nearby schools include ALTADORE SCHOOL and CENTRAL MEMORIAL HIGH SCHOOL, with easy access to MOUNT ROYAL UNIVERSITY and downtown via 14TH STREET SW and CROWCHILD TRAIL. A refined home that delivers on layout, design, and livability, with features that truly set it apart. *BOTH SIDES AVAILABLE.