



1939 26 Avenue SW
Calgary, Alberta

MLS # A2323345



\$935,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,107 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Just a short walk to the vibrant shopping in Marda Loop and a quick commute to downtown and the Beltline, this meticulously maintained two-storey home with A/C, 4 spacious bedrooms, and 3.5 luxurious bathrooms in the popular community of South Calgary is a must-see! Main floor highlights include 9-foot ceilings that create an airy ambiance, pristine maple hardwood floors, and a stunning kitchen featuring two-tone cabinetry with full-length storage and exquisite granite countertops. The upgraded stainless steel appliances, including a Subzero fridge with a wine fridge, elevate the culinary experience. Enjoy a large kitchen island adorned with pendant lighting overhead, a modern gas living room fireplace flanked with built-ins, a dining area off the kitchen, and a convenient powder room. Follow the open riser staircase to the second floor that presents an office flex space with vaulted ceilings, a common 4-piece bathroom, and a laundry room with front-loaders, granite countertops, cabinetry, and a sink. This level also includes three large bedrooms, with the primary featuring a walk-in closet and a spa-like ensuite equipped with dual sinks, a deep soaker tub, and a glass-enclosed shower. The lower level offers a spacious recreation room with a wet bar, a three-piece bathroom, a fourth bedroom with a walk-in closet, and plenty of room for storage. Enjoy sunny summer days on the south-facing deck with an awning in the fully fenced and landscaped backyard. The garage is fully insulated and sheeted, comfortably fitting two vehicles while providing ample space for tools. Located close to schools, playgrounds, parks, transit, and quick access to Crowchild Trail, this home is the perfect place to call your own! Book your viewing today!