



GRASSROOTS
REALTY GROUP

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1903 26 Avenue SW
Calgary, Alberta

MLS # A2341389



\$824,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,070 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

Sun-drenched south-facing backyard and thoughtful upgrades define this 3+1 bedroom home in sought-after South Calgary, with over 2,900 sq ft of developed living space. The open-concept main floor features luxury vinyl plank flooring, high ceilings, and contemporary lighting, highlighting a welcoming front living room, a cozy family room with a feature fireplace and a well-appointed kitchen. The kitchen showcases granite countertops, an island with eating bar, dark cabinetry and stainless steel appliances. A generous dining area flows seamlessly from the kitchen, ideal for entertaining, while a 2-piece powder room completes the main level. Upstairs, you'll find a flexible office nook perfect for a home workspace, three bedrooms, a 4-piece bathroom and a laundry room with sink plus washer and dryer. The primary suite offers space for a sitting area, a walk-in closet and a private 5-piece ensuite with heated floors, dual sinks, a soaker tub and a separate shower. The fully developed basement adds a large family/media room with wet bar, a fourth bedroom, a 4-piece bathroom and a practical storage room. Additional highlights include central air conditioning, in-floor heating, central vacuum system and electronic air filtration system. Outside, enjoy an attractively landscaped front yard and a private, sunny south backyard with a stamped concrete patio and low-maintenance artificial turf for extended seasonal use. Access leads to a double detached heated garage featuring a polyurethane-coated floor and overhead storage. Conveniently located near the vibrant Marda Loop, schools, shopping, transit and with quick access to 26th Avenue and Crowchild Trail.