



GRASSROOTS
REALTY GROUP

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1731 26 Avenue SE
Calgary, Alberta

MLS # A2348151

\$550,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,096 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: China Cabinet

Well-maintained detached home in sought-after Inglewood! This bright & inviting home features 9-foot ceilings on the main floor, hardwood flooring throughout, & a spacious open-concept layout. The main floor offers plenty of natural light & a comfortable flow for everyday living & entertaining. Upstairs, you'll find a generously sized primary bedroom with his-and-her closets, two additional good-sized bedrooms, & a 3-piece bathroom. The basement is unfinished & ready for your creative ideas, with the added convenience of a 2-piece bathroom already in place. Step outside to enjoy the south-facing backyard with a large patio & easy-care landscaping. Recent updates include newer windows & a hot water tank replaced in 2025. A rear parking pad provides convenient off-street parking. A fantastic opportunity to own a well-cared-for home in one of Calgary's most established & popular inner-city communities! Call today for your private viewing!