

\$1,000,000 - 625 26 Street Nw, Calgary

MLS® #A2113628

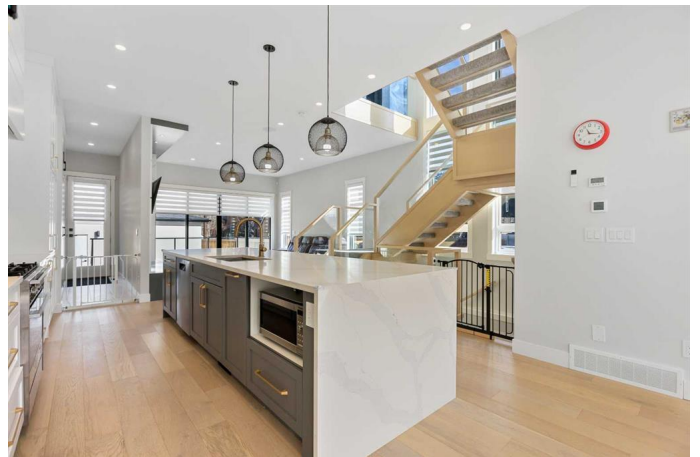
\$1,000,000

4 Bedroom, 4.00 Bathroom, 1,986 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

****OPEN HOUSE CANCELLED**** Nestled within the highly coveted inner-city community of West Hillhurst, this remarkable new construction residence, crafted by a reputable local builder, occupies a prime location on a spacious corner lot, a mere three blocks from the scenic river. Designed with meticulous attention to detail, the property showcases a Modern Luxe or Modern Classic aesthetic, accentuated by an abundance of windows that not only frame breathtaking street views but also fill the interiors with an abundance of natural light. The luxurious design, quality craftsmanship, and thoughtful details throughout make this home truly stand out. Upon entering, the expansive and airy open space captures attention, with a custom designer kitchen serving as the focal point. Enhanced by neutral wide plank hardwood floors, the main level seamlessly flows towards the chef's kitchen, boasting ample storage within luxe cabinetry and a 12-foot island—an ideal setting for hosting gatherings. The adjacent large dining space leads to a cozy living room featuring a striking gas fireplace, embodying the perfect balance of modern elegance and functionality. Designed with the busy family in mind, this open-concept home further offers a family room with generous dimensions and a well-detailed custom built-in centered around a sizable gas fireplace. Additionally, a strategically placed closed-off mudroom, equipped with a functional bench, caters to the needs of busy families with



children, sports gear, and groceries in tow. The main floor is characterized by 10-foot ceilings, custom feature walls, a stunning modern staircase set to the side, and a convenient 2-piece bathroom. Ascending to the upper level reveals an additional living/loft area, ideal for intimate family gatherings. The primary bedroom exudes sophistication with its modern tray ceiling, walk-in closet featuring custom organization and built-ins, and a spa-like bathroom—an oasis of relaxation. Two other generously sized bedrooms, an upstairs laundry facility, and an additional full bath complete the second floor, marked by vaulted ceilings and 8-foot doors for a custom luxury touch. The fully finished basement adds to the home's allure, offering a fourth bedroom, a full bath, a wet bar, and a vast rec/living area. With its myriad of luxury furnishings and features, this home promises to captivate discerning tastes from the moment one approaches the street. A testament to quality, style, and functionality, this property embodies the epitome of modern urban living.

Built in 2023

Essential Information

MLS® #	A2113628
Price	\$1,000,000
Sold Price	\$999,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Sold
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Community Information

Address	625 26 Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4X6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Subdivided
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 26th, 2024
Days on Market	12
Zoning	RC2

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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