

\$1,124,900 - 1425 26 Street Sw, Calgary

MLS® #A2127521

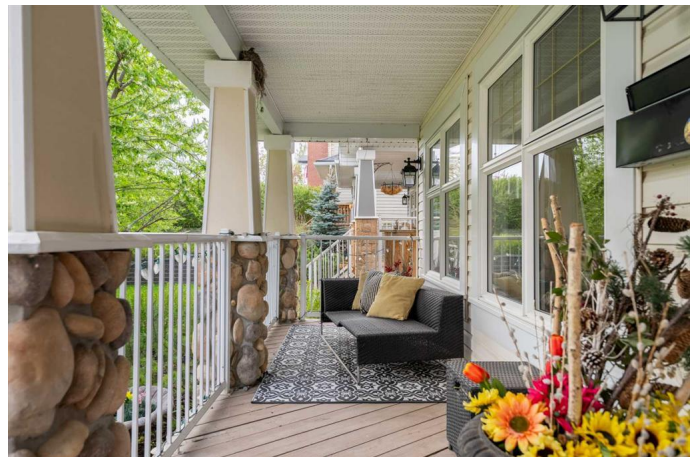
\$1,124,900

4 Bedroom, 4.00 Bathroom, 2,845 sqft

Residential on 0.10 Acres

Shaganappi, Calgary, Alberta

You will never lack space again! Presenting this immense 2,845 sqft, 3 storey property on an oversized 31 X 144 foot lot. Walking up, you are introduced to the quaint veranda - a perfect spot to enjoy the sunrise with a warm beverage + good book. Entering the home, there will be an appreciation for the open concept sight lines, consistent hardwood flooring and overall bright ambiance. The front room has been turned into a musician's paradise but can equally be used as a secondary sitting space or formal dining area. The stylish kitchen shines while showcasing stainless steel appliances, brand new gas range, granite counters, maple cabinetry, walk-in pantry + instant hot water tap. The amalgamated living + dining rooms make entertaining friends a seamless experience as you can move from finishing up dessert to lounging by the cozy gas fireplace in seconds. Many great custom built-in options throughout the home, especially on this main level. Head outside to the extended, west facing patio and soak up all the sunshine in the coming summer months. The multi-level areas will impress those looking for privacy, quiet time or the ability to hook up to the gas line and host weekend BBQ gatherings. Let's venture upstairs through the double door entry into the primary bedroom. Find comfort in the sheer size of this room, along with access to a private patio, walk-in closet with organizers, mood-setting three sided fireplace, bright en-suite bathroom boasting dual sinks and



separate soaker tub + walk-in shower. Two other guest bedrooms and adjacent full bathroom occupy this level. Don't forget about the laundry in the hall - a very convenient spot. Let's keep going...the third floor is where we kick it up a notch! What a cool area for your home office, games/activity room, a homework haven, kid's play zone or a combination of all. The basement is all ready for your dreams of a movie theatre or home gym. The fourth bedroom awaits visiting family members and is fully equipt with a large 3-piece bathroom. Calling all hobby enthusiasts, crafters or those wanting a place to tinker and work on projects! You will love this additional flex room - completely ready to be customized to the needs of your lifestyle. Double garage with new door opener along with an adjoined storage shed to keep all the toys + bikes nice and dry. Enjoy the ease of front irrigation outside and vacuflo system inside. A location minutes to the c-train, bike pathways, parks, playgrounds, grocery, coffee shops, pubs + restaurants while being a short jaunt into the downtown core. Click the link to watch the full tour on YouTube!

Built in 2000

Essential Information

MLS® #	A2127521
Price	\$1,124,900
Sold Price	\$1,096,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,845
Acres	0.10
Year Built	2000
Type	Residential

Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1425 26 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 6th, 2024

Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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