

\$749,900 - 525 26 Avenue Nw, Calgary

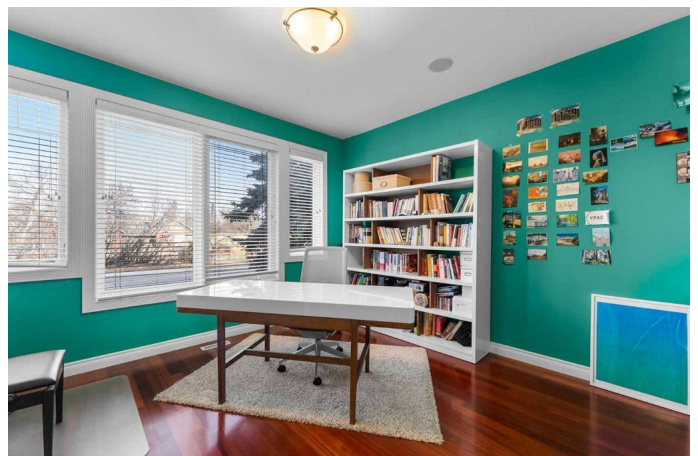
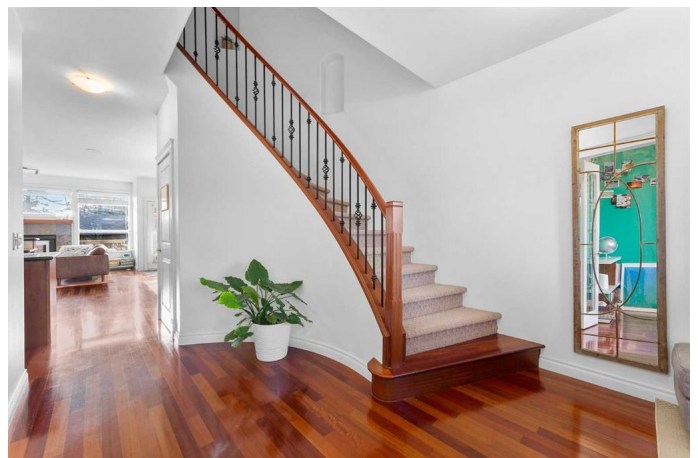
MLS® #A2128119

\$749,900

3 Bedroom, 3.00 Bathroom, 1,914 sqft
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this stunning in-fill duplex nestled in the heart of Mount Pleasant! This 3-bedroom, 3-bathroom residence is situated directly across from the newly enhanced green park of the North Mount Pleasant Art Centre, a quick 6-minute drive to downtown and SAIT, and walking distance to community sportsplex and plenty of restaurants/shops – it's not just a home, but a lifestyle enriched by convenience and community. Step inside to discover a cozy main floor where open-concept living meets tasteful upgrades. Upon entry, elegant Brazilian Cherry hardwood floors set a tone of luxury and warmth, enhancing the spacious and inviting atmosphere. The main floor features a gourmet kitchen adorned with stainless steel appliances, a gas stove, and exquisite granite countertops. The bright and airy great room boasts a cozy gas fireplace and south-facing windows, ensuring ample natural light throughout the day. Need space for a home office? The main floor flex room provides the perfect solution, offering both functionality and privacy. Upstairs, retreat to the expansive master bedroom featuring vaulted ceilings, an Ensuite complete with a luxurious jetted soaker tub, standalone shower, and an oversized walk-in closet. Two additional bedrooms offer versatility, while the convenience of an upstairs laundry room adds a practical touch to everyday living. Step outside to your south-facing backyard oasis, complete with an extended deck ready for



summer BBQs with a convenient gas hook-up. Insulated double garage offers ample parking and storage space. Don't miss your chance to make this exquisite residence your ownâ€”schedule a showing today!

Built in 2003

Essential Information

MLS® #	A2128119
Price	\$749,900
Sold Price	\$734,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,914
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	525 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
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Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 15th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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