

\$1,099,900 - 702 26 Avenue Nw, Calgary

MLS® #A2129706

\$1,099,900

4 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Resovia Homes hits another home run with this BRAND NEW (still in the final stages of construction- occupancy available end of June 2024) inner-city 3+1 bedroom luxurious semi-detached infill with over 2,900 sq ft of developed living space. Located in the prestigious NORTH MOUNT PLEASANT area – this home is less than a block away from CONFEDERATION PARK. Nestled on a coveted quiet corner lot – this home features extra light and privacy along with certainty of surroundings with single family homes across the street (front and side). The modern farmhouse exterior design, in the final stages of finishing, is welcoming and impressive. The interior is equally high-end with modern lighting and finishes that all work seamlessly together, individually selected by Prjkt Design Co. The bright and open-concept main floor boasts wide plank hardwood floors, soaring 10'™ ceilings, large windows, custom full height cabinetry, high-end Kitchen Aid Stainless Steel appliances including a gas range and a custom range hood, along with a discreetly hidden microwave. The 13'™ long island with quartz countertops makes this kitchen a show stopper and perfect for both entertaining as well as day to day living. There is also a full mud-room entrance at the back with plenty of storage. Dual sliding doors complete the main floor – opening to a peaceful rear deck, featuring a natural gas connection for your barbeque or radiant heater, along with an elegant woodgrain vinyl



deck surface. The commanding 4â€™™ wide stairway leads to the upper floor where you will find three bedrooms, two 5-piece baths, a dedicated laundry room w/sink and linen closet. The primary bedroom is a calming retreat with a modern chandelier, vaulted ceiling and walk-in closet with ample built-ins. The spa-like primary ensuite features a curbless shower with bench and niche, separate toilet closet, dual sinks, a freestanding soaker bathtub and heated floors. Hardwood in the upper floor hallway leads to two additional bedrooms. The lower level features a large recreational space with full wet bar and beverage fridge, 4 piece bath with in-floor heat and 4th bedroom. There is a double garage off the alley which is insulated and dry walled with a gas line already in place for your future heater. The backyard will be fully fenced. All of this within walking distance to beautiful pathways, Mount Pleasant Community Sportsplex (featuring a rink and outdoor pool), restaurants and SAIT. Easy access to downtown, Foothills Hospital, schools, U of C, golf courses and the Calgary Winter Club. Make this home yours and move in before summer.

Built in 2024

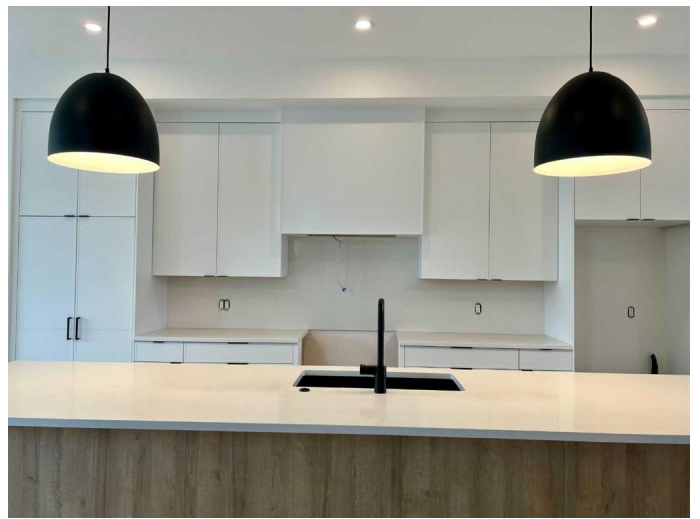
Essential Information

MLS® #	A2129706
Price	\$1,099,900
Sold Price	\$1,095,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.07
Year Built	2024

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	702 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E7



Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Disposal, Garage Control(s), Humidifier, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 28th, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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