

\$975,000 - 725 26 Avenue Nw, Calgary

MLS® #A2130714

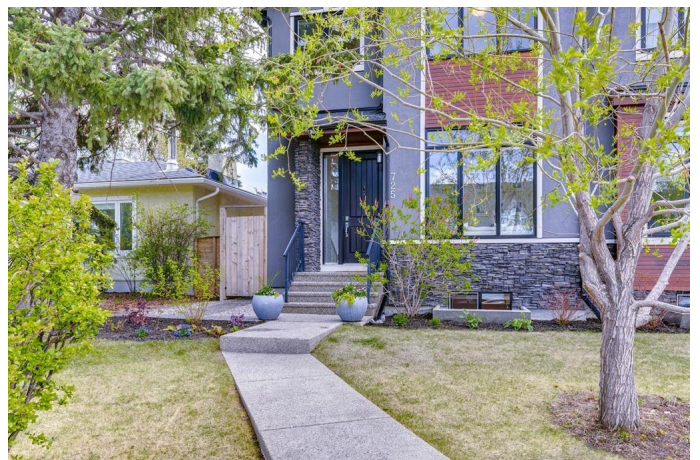
\$975,000

4 Bedroom, 4.00 Bathroom, 1,900 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

This classic and timeless home built by a high-end boutique builder with lots of craftsmanship and details sits on a quiet street surrounded by young families and is only steps away to Confederation Park. Inside this inviting home is hand scraped hardwood floors, 10' ceilings, and natural light flowing throughout. A front formal living room showcases beautiful wainscoting details and is perfect for curling up with a book with its large south facing picture window overlooking the street. A spacious dining area leads to an entertainers kitchen with textured Carbone espresso cabinetry, oversized 10.5' centre island with quartz countertop. A spectacular gas fireplace with custom built-ins graces the family room that overlooks the rear yard and boasts a custom tray ceiling. As you ascend to the second level you'll notice the impeccable wainscoting along the landing. The brightly lit upper is home to three spacious bedrooms, including the primary, full bath and convenient laundry room with sink. The serene primary is elegantly finished with beamed ceilings and surrounded with recessed lighting. A custom dream walk-in closet offers a place for everything while a luxurious 6 pc ensuite presents in-floor heating, jetted soaker tub, and separate steam shower. A fully developed lower is home to a generous rec room complete with wet bar and a 143 bottle wine cellar. Completing the lower is a full bathroom and fourth bedroom. The rear yard has large patio, raised garden beds, and double car



garage accessed from the soon to be paved back alley. This incredible family home is for those who value community and is within steps to Confederation Park and the Mount Pleasant Art Centre. Homeowners will enjoy the quick commute to the urban happenings of downtown yet find peace and tranquility of the suburban living. Book your private showing today!

Built in 2013

Essential Information

MLS® #	A2130714
Price	\$975,000
Sold Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	725 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Lawn, Garden, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 29th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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