

\$499,900 - 11207 26 Street Sw, Calgary

MLS® #A2132190

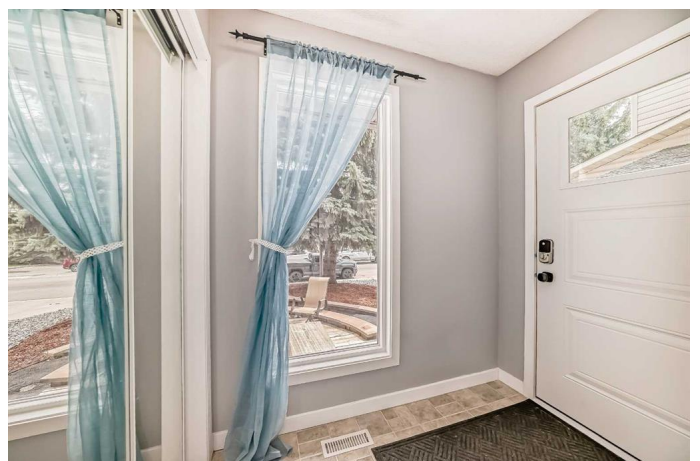
\$499,900

3 Bedroom, 2.00 Bathroom, 1,347 sqft

Residential on 0.06 Acres

Cedarbrae, Calgary, Alberta

NESTLED IN QUIET LOCATION ON SMALL CUL-DE-SAC WITH A LARGE PARK AT THE TOP OF THE CUL-DE-SAC. Great location! Great Home! This half-duplex with single attached garage, has no condo fees and features 3 bedrooms on the 2nd level and a spacious living room with hardwood floors and corner fireplace on the main level. Large white kitchen, decorated in neutral tones, and stainless steel appliances is open to a generous dining room with sliding patio doors leading out to a sunny west deck and fully fenced yard! Central Air! Convenient 2-piece newly renovated bath off the front foyer. Upstairs features a bright master bedroom with walk-in closet and additional storage cabinets included. Check out the kid's bedrooms. HUGE! All bedrooms will easily fit king sized beds. Tastefully updated 4 piece bath with sleek white fixtures, newly tiled tub surround, new flooring and large quartz counter-top! Basement fully developed with french doors opening to large rec room and adjoining office space. Lots of storage in the laundry room - washer & dryer included! Relax with a coffee on the east-facing patio or soak up the sun and entertain off the west deck. Large storage shed for the bikes! Literally steps to a large park that's perfect for dog walking or setting up a friendly neighborhood soccer game. Can't live without a large double-double? Half a block to Tim Hortons, transit and more shopping. Your kids can walk or ride their bikes to school. End of July possession



preferred. Put this on your list!

Built in 1981

Essential Information

MLS® #	A2132190
Price	\$499,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,347
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	11207 26 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5C6

Amenities

Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 21st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Chickadee Realty & Design
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