

\$849,000 - 3219 26a Street Sw, Calgary

MLS® #A2138713

\$849,000

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Tastefully renovated bungalow on a hugely desirable lot in Richmond Park. This home with WEST FACING rear yard, sits on a 50x125' lot and is surrounded by million dollar homes! Perfect home to move in and enjoy or remove for a developer and build whatever the City now allows. Rear yard looks like a park! Gorgeous landscaping, quiet, fenced and includes a fully finished, heated oversized garage (576 sq.ft.) and a built on carport (492 sq.ft.) that can easily be converted to another double garage reducing costs to add additional parking. Enter the home to oak hardwood floors, a beautiful gas FP a massive LR area. A full sized DR area next to the LR and kitchen area is perfect for everyday dining and family dinners. Kitchen has newer cabinets and overlooks the rear yard. Mbdm is nice sized and has ample closet/storage space. The second bdrm on this level is large and also has great storage space. The four piece bath has been mostly updated and shows well. Lower level features a huge family room c/w corner brick faced gas FP, a built in wet bar area, separate laundry room c/w sink. A massive walk in closet for additional family clothing will help year round with all your belongings. A FLEXROOM/OFFICE SPACE is located in the basement as well and boasts a built in MURPHY BED which will be perfect for your overnight guests or use as the office area in this great home. Furnace has been updated and the addition of the ON DEMAND hot water system will ensure you always have enough



hot water. FULLY AIR CONDITIONED, HOT TUB IN REAR YARD. All plumbing has been changed to PEX piping! All electrical and plumbing updated and with permits! Exterior of home has been redone with high end vinyl siding with built in foam insulation and an additional 2" styrofoam insulation added on all exterior walls for a R25 exterior wall insulation value. Newer roof, newer windows! Great location, with easy access to downtown or Marda Loop. This is move in home in fantastic condition and a great holding lot for future development potential.

Built in 1952

Essential Information

MLS® #	A2138713
Price	\$849,000
Sold Price	\$885,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3219 26a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E4

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Alley Access, Carport, Covered, Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 10th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.