

\$324,900 - 11126 26 Street Sw, Calgary

MLS® #A2144779

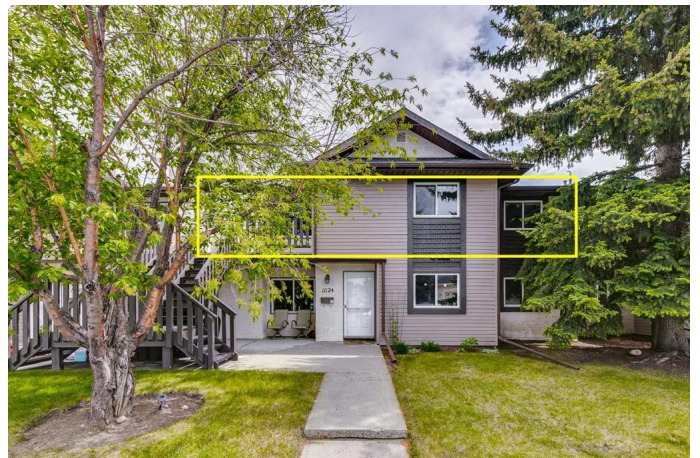
\$324,900

2 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to this spacious two-bedroom home in the well-maintained Cedar Spring Gardens. This bright upper-level home offers nearly 975 square feet of living space. Upon entering, you are greeted by a large entryway with front hall closet. The main living space features an open layout with the living room featuring a gas fireplace, a comfortable dining room, and an updated kitchen. This space is filled with natural light from the large west-facing window. This self-contained home includes a large storage room, in-suite laundry, and furnace and hot-water tank (2018); ensuring lower condo fees and individual control over heating. The large primary bedroom comfortably fits a king-sized bed, and offers a large walk-through closet and two-piece ensuite. The secondary bedroom provides an opportunity for an additional bedroom, home office or guest room. The updated main bathroom features granite countertops and ceramic tile flooring. Other recent updates include updated baseboards and casings, knockdown ceilings (no more popcorn ceilings!), built-in speakers, and newer windows throughout. This property also has one assigned parking stall in the heated, secure parkade. Located on a quiet residential street in the family-friendly community of Cedarbrae, this home is close to various amenities. Enjoy easy access to the shops and restaurants of Braecentre, Cedarbrae School, and the Cedarbrae Community Centre. Nearby public transportation and



proximity to main routes provide convenient access to Calgary’s ring road and other major thoroughfares. Schedule your private showing today!

Built in 1983

Essential Information

MLS® #	A2144779
Price	\$324,900
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	975
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	11126 26 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5K4

Amenities

Amenities	Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Bar, Kitchen Island, Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 25th, 2024
Days on Market	28
Zoning	M-C1 d55
HOA Fees	0.00

Listing Details

Listing Office	Charles
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