

\$850,000 - 1915 26 Avenue Sw, Calgary

MLS® #A2151355

\$850,000

4 Bedroom, 4.00 Bathroom, 1,934 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OVER 1900+ SQFT 4-BED FAMILY HOME W/ AIR CONDITIONING, 2 FIREPLACES, DOUBLE CAR GARAGE, & SOUTH BACKYARD IN DESIRABLE SOUTH CALGARY! Welcome to this 2-storey home, just a few streets away from Marda Loop! Walking up to the home, you'll be welcomed by a cozy front porch. Step inside to find a CHARMING foyer and formal dining room with large bright windows and a 2pc powder room for guests. This home is sure to impress with its upgraded features like MAPLE HARDWOOD FLOORS, 9' ceilings, & recessed lighting all throughout the main floor. Further in, the gourmet kitchen is equipped with granite countertops, stainless steel appliances & pantry! The kitchen opens up to a breakfast nook/informal dining room and an impressive bright living room with your 1st of 2 GAS FIREPLACES! Lots of light enters the home through your South-facing french doors that open to your well-built back deck perfect for entertaining and SUMMER BBQS! Head upstairs to your master bedroom retreat complete with a huge walk-in closet & 5pc ensuite bath! The ensuite offers dual vanity sinks & soaker tub! 2 more bedrooms are on the upper floor including an XL bedroom complete with a balcony. A 4pc full bath to share, and a conveniently-placed laundry room complete the upper floor! Going downstairs to the basement, you will find a large rec room with another gas fireplace where you can COZY UP TO THE FIRE while enjoying a



movie. The basement also has your 4th bedroom, and a 2pc powder room to finish off the inside of the home. Just outside is a fully fenced-in PRIVATE yard which boasts a SPACIOUS SUNDECK + large concrete patio giving you a low maintenance landscape for you and your guests to enjoy! To complete this home is a double detached insulated garage with paved back lane. Located in an amenity rich neighbourhood, South Calgary has FANTASTIC SURROUNDING HOTSPOTS like: Marda Loop, Mount Royal University, Bow River, many dog parks, playgrounds & walking/biking paths in the area. Nearby Crowchild Trail & 14th St provides access to every part of the city of Calgary within a 45 min drive. Jumping in the car: Downtown is a 9 min drive (6.2KM), Airport is a 30 min drive (25.7KM), and Banff is a 1 hr 28 min drive (131KM).

Built in 2005

Essential Information

MLS® #	A2151355
Price	\$850,000
Sold Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,934
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1915 26 Avenue Sw
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Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Garden
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	September 5th, 2024
Days on Market	45
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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