

\$829,900 - 134 26 Avenue Ne, Calgary

MLS® #A2156515

\$829,900

4 Bedroom, 4.00 Bathroom, 2,141 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

BEST DETACHED HOME VALUE IN THE AREA! Welcome to this stunning detached home in the lively inner-city neighborhood of Tuxedo Park! With nearly 3,000 square feet of developed living space, this home features large windows, nine-foot ceilings, and a bright, open floor plan, giving you all the room you need. The main floor showcases a beautiful kitchen with sleek granite countertops, refinished espresso cabinets, brand-new stainless steel appliances, a formal dining room that can also function as an office, a guest bath, and a step-down great room with a fireplace—ideal for both daily living and entertaining. Upstairs, the serene north-facing master bedroom comes with a walk-in closet and a luxurious five-piece bath complete with a jet soaker tub and steam shower. This floor also includes a convenient laundry room, a full guest bath, a spacious south-facing second bedroom, and a third-floor loft that can be used as a bedroom, office, or flex space. The basement offers a cozy family room, a den, a full bath, and an additional guest bedroom. The home is complete with a double-detached garage and a peaceful, low-maintenance backyard. Additional upgrades include central AC, fresh paint throughout, brand-new kitchen appliances, new carpet on all stairs, new hardwood on the upper floors, a partial new roof, and newly landscaped front and side yards. Located in an unbeatable suburban spot, you're just minutes from amenities and major roadways like Center and 4th Street,



Edmonton Trail, Highway 1, Deerfoot Trail, and downtown. Plus, you'll have quick access to SAIT, U of C, Foothills and Children's Hospitals, local parks like Munro Park and Confederation Park, and a variety of schools, including both Catholic and public options from kindergarten to high school. This is an exceptional home in an outstanding community!

Built in 2008

Essential Information

MLS® #	A2156515
Price	\$829,900
Sold Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,141
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	134 26 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1Y7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	October 19th, 2024
Days on Market	71
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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