

\$799,900 - 1412 26a Street Sw, Calgary

MLS® #A2160488

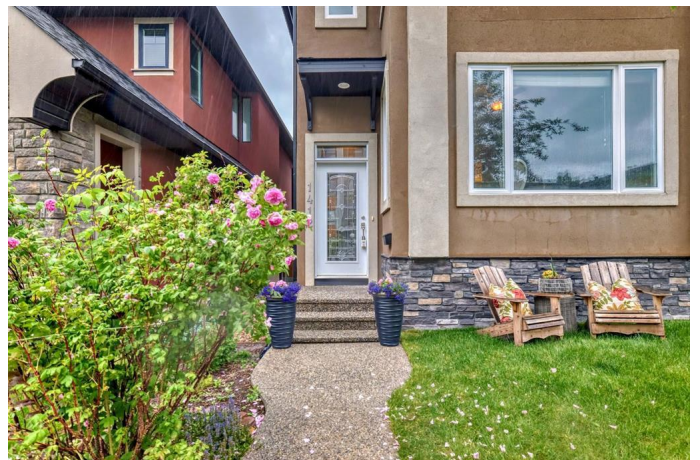
\$799,900

4 Bedroom, 4.00 Bathroom, 1,947 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

* Please see 3D Tour* Welcome Home to Shaganappi! Newly Renovated with NEW QUARTZ COUNTERTOPS + SUBWAY TILE BACKSPLASH in the Kitchen this INNER CITY Home is just steps to 17th Ave, Shaganappi Golf Course, Pathways, C-Train and Literally 5 minutes to Downtown! This Beautiful Home Features almost 2600 sq ft of Finished Living Space and is Bright and Open with Wide Plank Hardwood and Newer Carpet. You will love your Front Flex Room with West Facing Windows currently featured as an office but is perfect for another Living Space, Dining Room, Play Room or Hobby Room. The Kitchen is stunning with NEW QUARTZ COUNTERS + NEW SUBWAY TILE BACKSPLASH + Large Island, SS appliances & Walk-in Pantry. The Living Room with Gas Fireplace + the Dining Room is Perfect for your Entertaining Needs. The Upper Floor Features a Primary Room with DOWNTOWN VIEWS, Spa Inspired Ensuite w/ HEATED FLOORS, Soaker Tub, Shower, Double Sinks + a Massive Walk-in Closet. 2 Additional Generous Bedrooms, Main Bath and Laundry Room Complete the Upper Floor. The Lower Level is Perfect for a Larger Family and Guests with a 4th Bedroom, 4 pc Bath w/ HEATED FLOORS and a Massive Rec Room plus a Large Storage/Furnace Room. Step out into your Back yard PERFECT for BBQS and RELAXING with a 2 Tiered Deck with BBQ Gas Line, Landscaped with Lawn and Flowerbeds plus a Storage Area under the



Deck and your Double Car Garage for your
Enjoyment! You will Love INNER CITY Living
with Steps to C-Train, 17th Ave + Shaganappi
Golf Course+ Pathway, Schools, Quick Access
to Downtown and the Mountains! WELCOME
HOME!

Built in 2010

Essential Information

MLS® #	A2160488
Price	\$799,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,947
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1412 26a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K8

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No
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	Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2024
Date Sold	September 13th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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