

# \$824,900 - 9308 26 Street Sw, Calgary

MLS® #A2164421

**\$824,900**

4 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.16 Acres

Oakridge, Calgary, Alberta

Take in the picture perfect exterior that this home has to offer with an unbeatable Oakridge location! From the brick column entranceway, MacIntosh apple tree in the yard to the immaculate landscape & pristine exterior, this home embodies pride of ownership throughout. One of the best features in this home is its floor plan. The unique desire of a 4-level split is the abundance of functionality and space provided in the home. You can enjoy and entertain on the main level or retreat to the lower and enjoy the open concept family room without going all the way down to the basement. As you step inside, you'll find an open foyer that can easily accommodate guests and into an open living room showcased by a corner stone-faced fireplace, wall of windows, and skylight drawing in the natural light throughout the day. A formal dining room can be found around the corner that is well suited for hosting large gatherings and will take you through to an updated kitchen well equipped for the everyday. The kitchen boasts your espresso stained maple cabinetry, 5-burner gas stove, ample counter space and island, and a breakfast nook to enjoy those family breakfasts. This area boasts stunning full heights glass sliders that lead out to a private backyard retreat and deck. Open to below, you'll find a generous size family room highlighted by a brick-faced wood burning fireplace, wainscoting and custom built-ins. This area is sizeable also for a child's space



play area or home office space. Completing this level, you'll find a 4th bedroom or ideal home office, powder room and fully equipped laundry room. There is side door access leading you to the oversized double heated garage. The upstairs hosts newly renovated bathrooms and 3 bedrooms featuring a master suite that can easily feel like a home away from home. This space provides you with a cozy fireplace, closet area and a newly renovated sleek 3pc ensuite. The basement offers ample storage space, a future bedroom or recreation room and an undeveloped area that can easily be renovated to make your own. The many features of this home includes triple pane windows, hot water tank (2022), roof (2015), furnace (2022), renovated bathrooms (2021), patio doors (2019), flooring, and painted exterior (2022). The backyard space looks straight out of a storybook magazine! The full size deck is surrounded by mature trees and shrubs, garden, bird bath and greenery space. Oakridge is one of Calgarys most desirable SW communities that you'll love to call home. This well established area sits steps away to walking and biking paths, Glenmore Park (block away), schools and many close by amenities such as shopping, restaurants and the recreation centre.. You'll find easy access off Stoney Trail and to Southland allowing for quick travels anywhere in the city.

Built in 1975

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2164421  |
| Price      | \$824,900 |
| Sold Price | \$830,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,312         |
| Acres          | 0.16          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 9308 26 Street Sw |
| Subdivision | Oakridge          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 4G9           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Storage |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Brick Facing, Family Room, Living Room, Master Bedroom, Stone, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Built-in Barbecue, Garden, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Street Lighting, Private, Rectangular Lot, Secluded, Treed |

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 9th, 2024  |
| Date Sold      | September 20th, 2024 |
| Days on Market | 10                   |
| Zoning         | R-C1                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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