

\$849,000 - 3208 26a Street Sw, Calgary

MLS® #A2168160

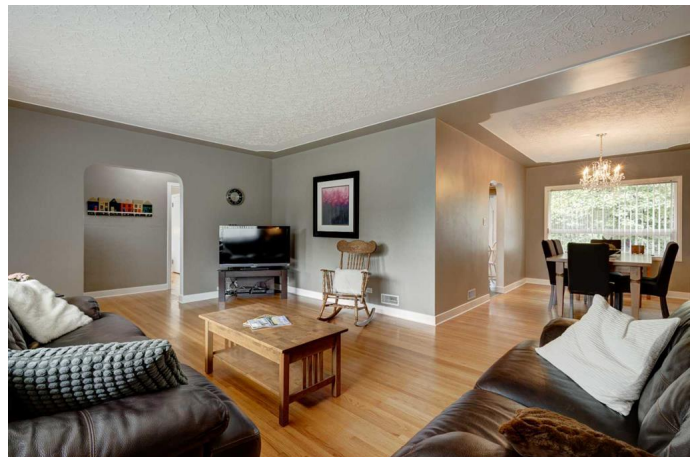
\$849,000

4 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Immaculate updated 4-bedroom home in the peaceful heart of the sought after "Golden Triangle" of Richmond Park! 50' x 125' lot nestled mid block on a quiet tree lined street, surrounded by other single-family homes with plenty of street parking. Just a short stroll to all the shops & restaurants of Marda Loop, Currie Barracks, and close to parks, playgrounds, schools, transit, shopping, Killarney Aquatic Center & quick access to major commuting routes. Originally a show home, this custom home offers mid century charm with some important updates - Low E, argon & triple pane windows up and down, new electrical panel, updated 4-piece bath, new LVP in kitchen and luxurious refinished hardwood. Expansive living and dining areas for entertaining, plus deck level access from the kitchen to the ultra private outdoor living space. Enjoy the large two-level cedar deck - great for family and friends to relax in a treed garden retreat. Fresh basement development with 2 big bedrooms, each with large new windows and media or rec room (wired for surround sound) with wet bar & beverage fridge. Laundry area is a functional, open, unfinished area with 3 newer windows and roughed in for a bathroom (functional toilet in place). The basement could easily be developed into an illegal suite. Exceptionally large heated 28' x 26' garage with built in storage & shelves. Additional parking for 2 vehicles on pad behind garage PLUS gated 27' RV parking area.



A great place to call home, away from from all the infill and multi-family development(more info available) in nearby communities! Click on 3D for interactive floorplans.....

Built in 1952

Essential Information

MLS® #	A2168160
Price	\$849,000
Sold Price	\$840,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,107
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3208 26a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E3

Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Gated

Interior

Interior Features	No Smoking Home, Bathroom Rough-in, Storage
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Private, Treed, Back Lane, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	November 5th, 2024
Days on Market	33
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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