

1437 26 Street SW
Calgary, Alberta

MLS # A2224659



\$899,750

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,848 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Security System, All Window Coverings, 2 Garage Opener Remotes (Living room, Dining room and Family room furniture is negotiable)		

Step into this loving maintained and updated fully finished 2-storey home in the heart of Shaganappi, where modern comfort meets timeless elegance! With 3 spacious bedrooms and 3.5 baths, this home is perfect for families or professionals looking for stylish living in a prime location. Enjoy your morning coffee on the front porch looking out on the beautiful front yard or relax on the back deck enjoying the low maintenance yard full of perennial plants. As you enter, you'll be greeted by luxury vinyl flooring that flows seamlessly through the living room, dining room, and island kitchen—an entertainer's dream. The kitchen boasts granite countertops, a pantry, and an island with breakfast bar, creating a space that's both beautiful and functional. Nearby, the cozy family room features a gas fireplace, perfect for unwinding after a long day. Upstairs, the primary suite is a true retreat, offering a walk-in closet and a 4-piece luxurious ensuite with a jetted tub and separate shower. Two additional well-sized bedrooms and another 4-piece bath complete the hardwood floored upper level. The fully developed basement expands your living space with a recreation room featuring a second gas fireplace, a private den, and an additional 3-piece bath—ideal for guests, hobbies, or a home office. Finishing off this exceptional property is the oversized, insulated double detached garage. Located close to parks, schools, and transit, this home offers convenience and a vibrant community lifestyle. Whether you're relaxing indoors or exploring all that Shaganappi has to offer, this property is a rare find! Don't miss your chance to call this incredible home yours!