

# \$1,299,999 - 1410 26a Street Sw, Calgary

MLS® #A2194504

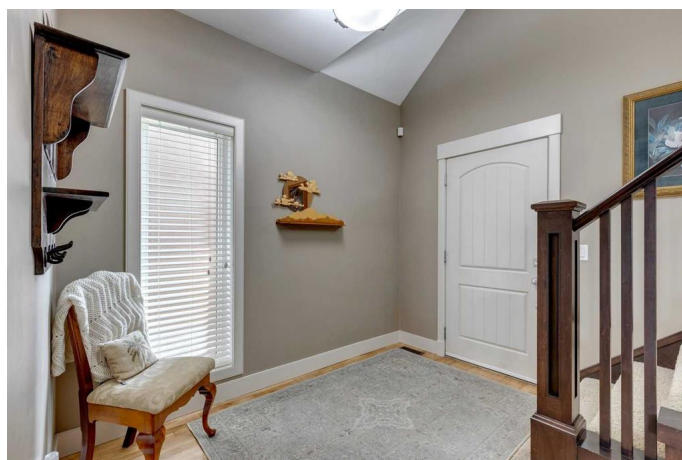
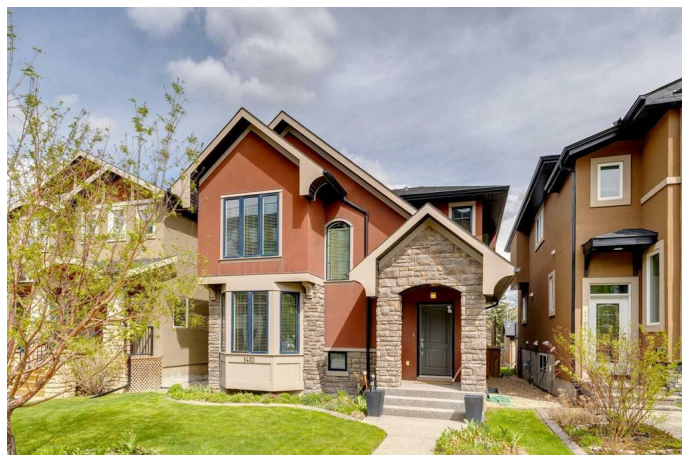
**\$1,299,999**

5 Bedroom, 4.00 Bathroom, 2,425 sqft

Residential on 0.10 Acres

Shaganappi, Calgary, Alberta

Step into this stunning two-storey home located in the inner city area of Shaganappi. As you enter, you'll be greeted by vaulted ceilings and a spacious foyer that sets the tone for the rest of the house. The main level features beautiful hardwood floors and an open kitchen filled with light. This kitchen is a chef's delight, boasting a large island with granite countertops, ample counter and storage space, a gas stove, stainless steel appliances, and a pantry. Flowing seamlessly from the kitchen is a bright, spacious living room accentuated by a cozy fireplace with built-in shelves and storage, large windows, and numerous pot lights, creating a warm and inviting atmosphere. The main floor also boasts a formal dining room, perfect for family gatherings, a mudroom leading to the back deck, and a 2 piece bathroom completes the main level. Upstairs, the large primary bedroom is a true retreat with vaulted ceilings, a walk-in closet with built-in organizers, and a spacious five-piece ensuite featuring a soaker jet tub, double vanity, stand-up shower, and generous counter and storage space. Three additional bright bedrooms provide ample space for family or guests, and all bedrooms are serviced by a convenient upper floor laundry room with storage. The finished basement is designed for entertainment and versatility, featuring a large wet bar with plenty of counter and cupboard space, a sink, and its own fridge and dishwasher. The basement also includes a family room with abundant



space for various activities and a fifth and final bedroom with an ensuite bathroom, perfect for guests or a home office. This home also enjoys the benefit of 2 furnaces, and 2 air conditioning units, ensuring ultimate control over the temperature. The exterior of the home is equally impressive, with a low-maintenance backyard that includes a large wood deck, a concrete patio, and a landscaped grass area surrounded by a garden, providing a private and serene outdoor space. The double detached heated garage with garage door controls opens to the back alley, ensuring convenience and security. Located in the desirable Shaganappi neighbourhood, this home offers an unbeatable location. Just steps from an LRT station and the Shaganappi golf course, it is also close to schools, parks, shopping options including a Walmart, and the vibrant 17th Avenue. The proximity to downtown Calgary and the Bow River, combined with easy access to the rest of the city via Bow Trail, makes this an ideal home for those seeking both convenience and luxury. Don't miss the opportunity to make this exceptional property your own. Book a showing today and experience the best of Calgary living.

Built in 2006

**Essential Information**

MLS® #	A2194504
Price	\$1,299,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,425
Acres	0.10
Year Built	2006

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1410 26a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K8

### Amenities

Parking Spaces	3
Parking	Garage Door Opener, Heated Garage, Alley Access, Carport, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Rain Gutters, Lighting
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  February 13th, 2025

Days on Market            91

Zoning                        R-CG

### **Listing Details**

Listing Office                Coldwell Banker Mountain Central

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