



## 3203 26 Street Calgary Alberta

\$1,250,000

This is a remarkable opportunity for the discerning buyer to own a meticulously maintained bungalow, boasting over 2,800 sq ft of developed living space, facing the park in the highly coveted Richmond Wedge - one of Calgary's most desirable inner-city enclaves. Designed with Arts and Crafts-inspired interiors, this sophisticated residence has been masterfully updated by esteemed architect Robert Pashuk, offering a seamless blend of classic elegance and modern comfort. Step into the inviting living room, where an elegant fireplace with a custom wood surround and mantle provides a cozy focal point, perfect for intimate evenings, entertaining, or unwinding with a favorite book. Refinished original oak floors extend throughout the main level, adding a touch of timeless warmth. In the kitchen and dining area, rich wood cabinetry is complemented by custom stained glass, infusing artistry and character into this captivating space. Your private backyard oasis awaits just beyond the main living areas. A stunning pergola - complete with integrated speakers and outlets for ambient lighting - creates an ideal setting for alfresco dining and outdoor gatherings. The professionally landscaped yard has been thoughtfully curated with perennial plantings that bloom in succession, offering a breathtaking array of colors and textures through the seasons. The bright and sunny primary bedroom, with windows overlooking the tranquil backyard, features a cozy reading nook with a rough-in for a future fireplace. The spa-inspired ensuite exudes luxury with an air-jet tub, steam shower, wall-mounted TV, enclosed toilet, and heated marble penny tile flooring. The lower level offers versatile spaces to suit a variety of needs, including a spacious office area, perfect for working from home or managing daily tasks. An additional comfortable bedroom and well-appointed bathroom provide privacy and con...

4pc Bathroom 10.75 Ft x 5.33 Ft  
 Bedroom 14.08 Ft x 10.92 Ft  
 Bedroom 17.17 Ft x 11.75 Ft  
 Laundry room 10.58 Ft x 10.92 Ft  
 Office 7.25 Ft x 10.75 Ft  
 Recreational, Games room 20.58 Ft x 12.50 Ft

4pc Bathroom 8.08 Ft x 5.75 Ft  
 4pc Bathroom 15.08 Ft x 11.25 Ft  
 Bedroom 12.58 Ft x 11.75 Ft  
 Dining room 10.33 Ft x 11.33 Ft  
 Kitchen 11.67 Ft x 11.33 Ft  
 Living room 19.08 Ft x 13.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Storage 7.25 Ft x 5.42 Ft

Furnace 12.33 Ft x 11.00 Ft

Primary Bedroom 18.17 Ft x 20.75 Ft

Other 7.50 Ft x 7.33 Ft