



1412 26A Street Calgary Alberta

\$849,900

* Please see 3D Tour* Welcome Home to Shaganappi! Newly Renovated with NEW QUARTZ COUNTERTOPS + SUBWAY TILE BACKSPLASH in the Kitchen this INNER CITY Home is just steps to 17th Ave, Shaganappi Golf Course, Pathways, C-Train and Literally 5 minutes to Downtown! This Beautiful Home Features almost 2600 sq ft of Finished Living Space and is Bright and Open with Wide Plank Hardwood and Newer Carpet. You will love your Front Flex Room with West Facing Windows currently featured as an office but is perfect for another Living Space, Dining Room, Play Room or Hobby Room. The Kitchen is stunning with NEW QUARTZ COUNTERS + NEW SUBWAY TILE BACKSPLASH + Large Island, SS appliances & Walk-in Pantry. The Living Room with Gas Fireplace + the Dining Room is Perfect for your Entertaining Needs. The Upper Floor Features a Primary Room with DOWNTOWN VIEWS, Spa Inspired Ensuite w/ HEATED FLOORS, Soaker Tub, Shower, Double Sinks + a Massive Walk-in Closet. 2 Additional Generous Bedrooms, Main Bath and Laundry Room Complete the Upper Floor. The Lower Level is Perfect for a Larger Family and Guests with a 4th Bedroom, 4 pc Bath w/ HEATED FLOORS and a Massive Rec Room plus a Large Storage/Furnace Room. Step out into your Back yard PERFECT for BBQS and RELAXING with a 2 Tiered Deck with BBQ Gas Line, Landscaped with Lawn and Flowerbeds plus a Storage Area under the Deck and your Double Car Garage for your Enjoyment! You will Love INNER CITY Living with Steps to C-Train, 17th Ave + Shaganappi Golf Course+ Pathway, Schools, Quick Access to Downtown and the Mountains! WELCOME HOME! (id:6769)

Family room 18.75 Ft x 5.92 Ft
 4pc Bathroom 8.00 Ft x 5.00 Ft
 Bedroom 12.08 Ft x 11.67 Ft
 Other 11.83 Ft x 14.25 Ft
 Kitchen 13.08 Ft x 9.42 Ft
 Living room 10.25 Ft x 12.25 Ft
 Kitchen 13.08 Ft x 9.42 Ft
 Other 9.25 Ft x 12.25 Ft

Other 11.33 Ft x 4.58 Ft
 Primary Bedroom 11.33 Ft x 16.58 Ft
 Other 7.58 Ft x 7.92 Ft
 5pc Bathroom 7.92 Ft x 11.25 Ft
 Laundry room 5.75 Ft x 6.67 Ft
 4pc Bathroom 9.92 Ft x 5.00 Ft
 Bedroom 9.92 Ft x 10.08 Ft
 Other 4.58 Ft x 4.92 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Pantry 5.08 Ft x 3.58 Ft

Bedroom 14.75 Ft x 9.33 Ft

2pc Bathroom 5.00 Ft x 5.42 Ft