



# 1414 26A Street Calgary Alberta

\$849,900

ONLY 1/2 BLOCK TO LRT STATION...MINUTES TO DOWNTOWN!!! \*\*Stunning and Charming Family Home in Shaganappi -- Close to Downtown Calgary\*\*Quick Possession available if needed!! Discover comfortable living in the vibrant up-and-coming community. This spacious four-bedroom, three & half bathroom custom home that combines convenience with modern amenities. Perfect for family and entertaining, this thoughtfully designed property spans over 2640 square feet across three meticulously developed floors. The ground level welcomes you with 9-foot ceilings and an open floor plan that seamlessly integrates the living, dining, and kitchen areas -- ideal for gathering and everyday living. The kitchen boasts elegant maple cabinets, granite countertops, and top-of-the-line appliances that will please any home chef. Hardwood floors throughout the home add a touch of warmth and luxury. Upstairs, tranquility awaits in the generous-sized bedrooms, with the master suite offering inspiring downtown views. The spa-like ensuite in the master bedroom, complete with in-floor heating, ensures a private and serene retreat. Convenience continues with a practical upper-floor laundry room. Additional living space in the 9ft.ceiling basement includes a large recreational room, perfect for home entertainment or a play area, alongside a comfortable fourth bedroom and a full bath -- ideal for guests or older family members seeking privacy. Energy efficiency is paramount with features like NEWLY installed 13 SOLAR PANELS, which generates 105% of what the present owners consume and the 5% sold back to the grid making for substantial cost reductions especially in the summer months, high-efficiency furnace and a high efficiency hot water 80 gallon tank installed in 2023. Extra comfort is provided by in-floor heating in both the basement and ensuite bathrooms. Step outside to the fully landscaped yard, deck...

Primary Bedroom 9.42 Ft x 18.75 Ft

Bedroom 9.17 Ft x 14.67 Ft

Bedroom 9.58 Ft x 9.83 Ft

Laundry room 3.50 Ft x 5.83 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 10.58 Ft x 11.67 Ft

Family room 17.67 Ft x 11.67 Ft

Kitchen 9.00 Ft x 14.50 Ft

Dining room 9.00 Ft x 14.00 Ft

Living room 12.75 Ft x 18.75 Ft

Den 9.00 Ft x 12.42 Ft

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

Listing Presented By:



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(CENTRAL)**

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4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft