



## 1410 26A Street Calgary Alberta

\$1,299,999

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 g...

Family room 11.61 M x 4.14 M

Other 2.95 M x 2.19 M

Bedroom 4.62 M x 3.23 M

4pc Bathroom 2.54 M x 1.47 M

Kitchen 3.76 M x 3.05 M

Dining room 5.05 M x 3.18 M

Other 2.54 M x 1.22 M

2pc Bathroom 1.50 M x 1.50 M

Laundry room 1.70 M x 1.42 M

Primary Bedroom 5.46 M x 4.44 M

Bedroom 3.83 M x 3.33 M

Bedroom 3.89 M x 3.20 M

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Listing Presented By:



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Living room 6.86 M x 4.57 M

Foyer 2.92 M x 1.63 M

Other 2.23 M x 1.70 M

Bedroom 3.30 M x 3.28 M

4pc Bathroom 3.28 M x 2.11 M

5pc Bathroom 3.23 M x 2.54 M