



1440 26A Street Calgary Alberta

\$1,050,000

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! THIS IS NOT YOUR TYPICAL INFILL - this custom-designed home features hand-selected interior finishings and numerous upgrades throughout, including a LEGAL 2-BED BASEMENT SUITE with fully private separate entrance. Features are literally too numerous to list and must be seen to be appreciated, including not one but FOUR fireplaces, an EV-ready garage, multiple skylights, feature walls and custom tilework, custom built-ins, engineered hardwood and LVP flooring, central AC, electronic blinds and much more. Featuring a showstopping high-contrast black and white interior design, this exceptional infill home was meticulously designed to combine style with function and is in excellent condition throughout. The open-concept main floor features soaring 9-ft ceilings, wide-plank engineered hardwood flooring, and enormous windows throughout. A stunning designer kitchen boasts an enormous central island with quartz waterwall countertops and bar seating for four, perfect for entertaining. Ceiling-height flat panel cabinetry with frosted glass features, under-cabinet lighting, and an upgraded appliance package including a gas stove with griddle and French door fridge/freezer. On either side of the kitchen are a spacious front dining area and cozy living room with wide-format fireplace. A TOTALLY UNIQUE design includes a SEPARATE REAR SOLARIUM at the rear of the home, PERFECT FOR A QUIET HOME OFFICE, second living room, or home-based business. Sliding glass doors here from the main living space allow for natural light to flow while noise transfer from the rest of the house is kept to a minimum. Upstairs, 3 spacious bedrooms and 2 full baths reside, including the enormous primary suite with vaulted ceilings, walk-in closet with organizers, and private 5-piece ensuite bath with barn door, free-stand...

Primary Bedroom 14.25 Ft x 12.58 Ft

Bedroom 10.92 Ft x 9.17 Ft

Bedroom 10.92 Ft x 9.42 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Recreational, Games room 11.42 Ft x 10.75 Ft

Dining room 9.25 Ft x 6.58 Ft

4pc Bathroom Measurements not available

Living room 13.50 Ft x 12.33 Ft

Kitchen 13.75 Ft x 8.67 Ft

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Listing Presented By:



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Bedroom	10.25 Ft x 8.75 Ft	Dining room	12.42 Ft x 9.75 Ft
Bedroom	13.75 Ft x 8.75 Ft	Sunroom	13.92 Ft x 10.92 Ft
Kitchen	9.42 Ft x 8.50 Ft	2pc Bathroom	Measurements not available