



REALTOR®



## 2326 26 Avenue Calgary Alberta

\$1,250,000

MOVE IN TODAY! Don't miss this stunning, well-built CUSTOM INFILL HOME, where luxury meets functionality in the highly sought-after community of Banff Trail! This custom-built 2-storey infill offers endless meticulously designed living space, featuring 4 bedrooms, 3.5 bathrooms, and premium finishes throughout. Situated on an extra-wide lot, this home is just steps from parks, schools, and transit, with easy access to the University of Calgary and SAIT--making it ideal for families or professionals seeking a vibrant yet serene urban lifestyle. Nestled in the heart of Banff Trail, it's just minutes from Confederation Park, perfect for outdoor activities, and within walking distance of top-rated schools and playgrounds. The University of Calgary, SAIT, and Alberta Children's Hospital are a short commute away, while nearby North Hill Shopping Centre and local eateries provide lots of dining and retail options. Quick access to Crowchild Trail and 16th Avenue ensures a seamless connection to downtown in just 10 minutes, making this location a prime choice for urban professionals and families alike. The moment you step inside, you'll notice the abundance of natural light streaming through oversized windows and the keen attention to detail. The front foyer features beautiful grey tile flooring with a built-in bench and shiplap feature wall. The dining room exudes elegance, with a designer chandelier and stylish wainscoting. The central kitchen is both beautiful and functional, adorned with Silestone Quartz and a marble backsplash, quickly becoming the centrepiece for hosting or everyday family life. Premium Bosch appliances and custom cabinetry cater to the most discerning chef, with an oversized island with bar seating and open display shelves bringing everything together. The living room's built-in shelving nicely frames the 10,000 BTU electric fireplace with a range of...

Bedroom 15.00 Ft x 10.83 Ft

Recreational, Games room 27.58 Ft x 16.50 Ft

Furnace 9.42 Ft x 5.25 Ft

3pc Bathroom 10.42 Ft x 7.08 Ft

Living room 16.00 Ft x 13.92 Ft

Kitchen 23.50 Ft x 8.50 Ft

Primary Bedroom 19.75 Ft x 12.50 Ft

Other 8.75 Ft x 5.50 Ft

Bedroom 15.33 Ft x 10.92 Ft

Bedroom 14.00 Ft x 9.92 Ft

Laundry room 5.83 Ft x 2.67 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

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Dining room 14.33 Ft x 10.92 Ft

5pc Bathroom 14.83 Ft x 11.75 Ft

2pc Bathroom 4.83 Ft x 4.67 Ft