



# 110 26 Avenue Calgary Alberta

\$799,900

Welcome to this beautifully appointed 4-bedroom semi-detached home offering exceptional accessibility to downtown and nearby amenities in the sought-after community of Tuxedo Park. The main floor showcases an open-concept layout highlighted by a custom curved staircase, rich hardwood flooring, and 9-foot ceilings throughout. The open plan kitchen features full-height custom espresso-stained cabinetry, granite countertops, stainless steel appliances with a gas cooktop and wall oven, a central island, breakfast bar, and a walk-in pantry. Flowing seamlessly from the kitchen, the spacious great room is anchored by a cozy fireplace with custom built-in cabinetry on both sides—ideal for relaxing or entertaining. A dedicated dining room with ample space for a full-sized table is perfect for entertaining. Upstairs, the primary suite offers a luxurious retreat with a 5-piece ensuite, including a Jacuzzi tub, separate tiled shower, and a walk-in closet. Two additional generously sized bedrooms with large closets, an upper-floor laundry area, a 4-piece bathroom, and a skylight that fills the space with natural light complete the upper level. The professionally developed lower level adds valuable living space with a large recreation room and a fourth bedroom, and is roughed in for a third full bathroom. Additional features include central A/C, full-height custom cabinetry, built-in great room cabinets, a skylight above the staircase, gas line to BBQ, central vacuum rough-in, rear deck, window coverings throughout, and 9-foot main-floor ceilings. All of this is located just minutes from the city core. Available for quick possession, book your showing today! (id:6769)

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 9.75 Ft x 11.33 Ft

Bedroom 9.83 Ft x 11.33 Ft

Primary Bedroom 13.92 Ft x 13.25 Ft

Other 5.75 Ft x 10.17 Ft

Roughed-In Bathroom 9.25 Ft x 5.75 Ft

Bedroom 13.83 Ft x 13.50 Ft

Family room 19.25 Ft x 21.33 Ft

Furnace 10.92 Ft x 7.17 Ft

2pc Bathroom Measurements not available

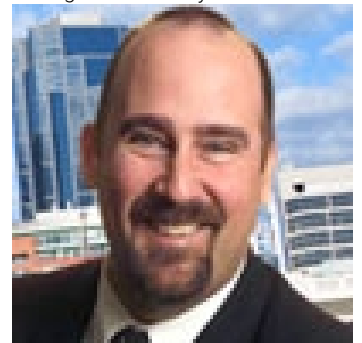
Dining room 7.75 Ft x 14.33 Ft

Family room 12.25 Ft x 14.33 Ft

Kitchen 16.17 Ft x 17.92 Ft

Living room 14.42 Ft x 11.83 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca