



# 1206 26 Street Calgary Alberta

\$1,249,900

The art of INNER CITY living at its finest! GOLF across the street at the Shaganappi Golf Course? YES!! Spectacular, unobstructed VIEWS, year round!! A spacious 26ft wide home (30' lot) not the usual 21ft width with this style, allows for a generous front lawn. This RARE GEM has excellent access to public transport for a car-less commute, and city parks, Bow river and bike paths are steps away for a well-rounded lifestyle. The home is meticulously designed to have tons of natural light through large windows and clerestories, and views of either the golf course or downtown skyline from \*all\* floors. Spacious foyers in the front and back. The Main floor has an airy, modern design, and Italian designed PEDINI kitchen- completely gorgeous, ergonomic and functional! Formal dining room looking out to back patio with glass french doors invites the feeling of openness and pleasure and is ideal for entertaining! Flooring is rough plank real hardwood. The beautiful, HANDCRAFTED staircase takes you to the upper levels, and adds a sculptural quality to the space. Custom built in 'floating style' with maple and enclosed with tempered glass, this lets light permeate through the floors. Relax in the spacious master retreat, with its private balcony overlooking the golf course. The spa-like ensuite is perfection with a deep soaker tub and separate steam shower, and heated flooring. Ensuite leads to a closet with custom built-in shelving ready for your clothes, and then to an upper laundry room with sink. Smile at lovely SKYLINE VIEWS from the cozy upper loft, while enjoying a drink from the wet bar. Then step onto the rooftop patio overlooking the golf course to watch the sunset! Basement with in-floor heating has its own well appointed space with a master sized bedroom, 3 pc bathroom, living area and wet bar. 2nd laundry hookup in the basement. A quality home and in a peaceful in...

Bedroom 4.88 M x 3.76 M  
 Recreational, Games room 6.25 M x 6.00 M  
 Den 3.18 M x 2.97 M  
 3pc Bathroom Measurements not available  
 Kitchen 5.74 M x 4.78 M  
 Living room 5.39 M x 5.01 M

2pc Bathroom .00 M x .00 M  
 Primary Bedroom 4.44 M x 4.40 M  
 Bedroom 3.94 M x 3.20 M  
 Bedroom 3.51 M x 3.51 M  
 4pc Bathroom .00 M x .00 M  
 5pc Bathroom .00 M x .00 M

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

Listing Presented By:



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Dining room 4.50 M x 4.50 M