



1414 26A Street Calgary Alberta

\$839,900

Welcome to this stunning family home in the desirable Shaganappi community, where modern luxury meets urban convenience. This thoughtfully designed residence offers four bedrooms and three and a half bathrooms across three beautifully developed floors, spanning around 2,640 square feet of living space. The main floor captivates with soaring 9-foot ceilings and an open-concept layout, seamlessly blending the living, dining, and kitchen areas. The gourmet kitchen features elegant maple cabinets, granite countertops, and premium appliances. Rich hardwood floors flow throughout, adding warmth and sophistication to every room. Upstairs, you'll find generously sized bedrooms, including a luxurious primary bedroom with downtown views and a spa-inspired ensuite bathroom featuring in-floor heating. The convenient upper-floor laundry room adds practical living comfort. The basement, complete with 9-foot ceilings, houses a spacious recreation room, an additional bedroom, and a full bathroom, perfect for entertaining or accommodating extended family. Recent upgrades include 13 solar panels that generate 105% of typical energy consumption, with excess power returned to the grid. The home also features high-efficiency furnace and a newer 80-gallon hot water tank installed in 2023. Outside, enjoy the fully landscaped yard, deck with gas hookup, and heated garage. Located just steps from light rail transit and minutes from downtown Calgary, this home offers the perfect balance of urban accessibility and comfortable living. The vibrant neighborhood provides easy access to downtown, schools, amenities, and the Shaganappi Golf Course. (id:6769)

Primary Bedroom 9.42 Ft x 18.75 Ft

Bedroom 9.17 Ft x 14.67 Ft

Bedroom 9.58 Ft x 9.83 Ft

Laundry room 3.50 Ft x 5.83 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.58 Ft x 11.67 Ft

Family room 17.67 Ft x 11.67 Ft

Kitchen 9.00 Ft x 14.50 Ft

Dining room 9.00 Ft x 14.00 Ft

Living room 12.75 Ft x 18.75 Ft

Den 9.00 Ft x 12.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.smithpezzente.com/>

RE/MAX Realty Professionals

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

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