



# 1427 26A Street Calgary Alberta

\$1,200,000

BRICK EXTERIOR | BUTLER'S PANTRY | MUDROOM | BONUS ROOM/OFFICE | STEPS TO TRANSIT | LEGAL BASEMENT SUITE | Welcome to 1427 26A Street SW, a beautifully crafted semi-detached infill located in the heart of Shaganappi. This brand new 2-storey home offers 2,969 square feet of developed living space and blends luxury, functionality, and inner-city convenience. With three bedrooms plus a dedicated office, this home is perfect for families, professionals, or anyone seeking contemporary design with premium finishes. On top of that it offers a two bedroom legal basement suite. The main floor impresses with soaring 10-foot ceilings, wide-plank engineered hardwood flooring, and 8-foot doors. The gourmet kitchen features quartz countertops, a gas stove, built-in microwave, hood fan, custom cabinetry, a walk-in pantry, and a large island with breakfast bar seating. A formal dining area and a cozy living room with gas fireplace and built-in millwork complete this elegant open-concept space. A stylish powder room with designer lighting and custom vanity adds to the home's appeal. Upstairs, you'll find 9-foot ceilings throughout, an expansive primary bedroom with large windows and 13.5 foot vaulted ceilings, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite with in-floor heating, dual sinks, quartz counters, freestanding soaker tub, and a tiled glass shower. Two additional bedrooms offer generous space and light, while the main bathroom includes double sinks and full-height tile tub surround. The upper floor also features a spacious laundry room with built-in cabinetry and a linen closet. The basement is a two bedroom legal basement suite with a separate entrance, offering a nicely sized living and kitchen area, engineered hardwood flooring, and a 4-piece bathroom. Additional highlights include central air rough-in, smart thermostat, HRV, high-efficiency furna...

- Bedroom 9.58 Ft x 13.17 Ft
- Bedroom 11.50 Ft x 13.17 Ft
- 4pc Bathroom 5.92 Ft x 7.58 Ft
- Primary Bedroom 13.08 Ft x 18.00 Ft
- 5pc Bathroom 9.17 Ft x 16.08 Ft

- Bedroom 12.50 Ft x 10.67 Ft
- 4pc Bathroom 5.58 Ft x 10.58 Ft
- Bedroom 12.42 Ft x 10.00 Ft
- 2pc Bathroom 5.50 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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