

\$1,150,000 - 1440 26a Street Sw, Calgary

MLS® #A2213929

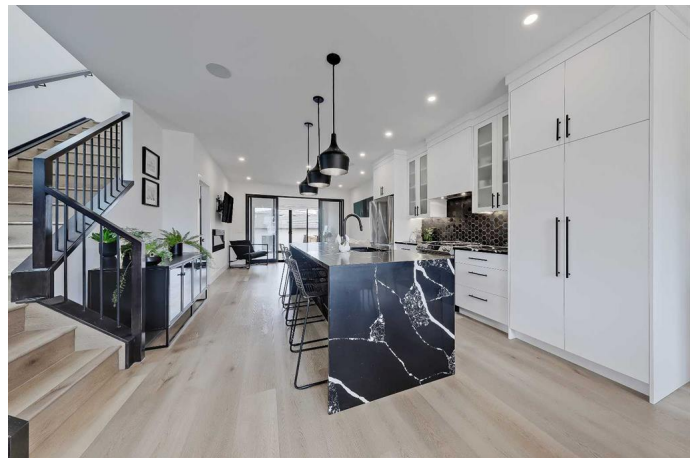
\$1,150,000

5 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Visit Multimedia Link for full details, including immersive 3D Tour & Floorplans! THIS IS NOT YOUR TYPICAL INFILL – this custom-designed home features hand-selected interior finishings and numerous upgrades throughout, including a LEGAL 2-BED BASEMENT SUITE with fully private separate entrance. Features are literally too numerous to list and must be seen to be appreciated, including not one but FOUR fireplaces, an EV-ready garage, multiple skylights, feature walls and custom tilework, custom built-ins, engineered hardwood and LVP flooring, central AC, electronic blinds and much more. Featuring a showstopping high-contrast black and white interior design, this exceptional infill home was meticulously designed to combine style with function and is in excellent condition throughout. The open-concept main floor features soaring 9-ft ceilings, wide-plank engineered hardwood flooring, and enormous windows throughout. A stunning designer kitchen boasts an enormous central island with quartz waterwall countertops and bar seating for four, perfect for entertaining. Ceiling-height flat panel cabinetry with frosted glass features, under-cabinet lighting, and an upgraded appliance package including a gas stove with griddle and French door fridge/freezer. On either side of the kitchen are a spacious front dining area and cozy living room with wide-format fireplace. A TOTALLY UNIQUE design includes a SEPARATE REAR



SOLARIUM at the rear of the home,
PERFECT FOR A QUIET HOME OFFICE,
second living room, or home-based business.
Sliding glass doors here from the main living
space allow for natural light to flow while noise
transfer from the rest of the house is kept to a
minimum. Upstairs, 3 spacious bedrooms and
2 full baths reside, including the enormous
primary suite with vaulted ceilings, walk-in
closet with organizers, and private 5-piece
ensuite bath with barn door, free-standing
soaker tub, oversized glass-enclosed shower,
and oversized vanity with dual undermount
sinks. The developed basement boasts a
LEGAL 2-bedroom basement suite, fully
self-contained with a private entrance and
stairwell, boasting 9-ft ceilings and oversize
windows, low-maintenance LVP flooring and
separate laundry services. The smart floorplan
includes an open-concept kitchen with
ceiling-height cabinetry, stainless steel
appliances, quartz counters and an island with
bar seating. Plus, there is room for both a
living room AND a dining room – a rarity for
lower-level suites. Outside, a fully fenced yard
includes a concrete patio and greenspace,
with quick access to the insulated and
drywalled double garage. Located on a quiet
residential street in Shaganappi, this fantastic
infill home is just a 3-min walk to the West
LRT, 6-min walk to the community centre with
park and tennis courts, 10-min walk to
Killarney pool, 9-min walk to Shaganappi golf,
and a 5-min walk to 17 Ave with numerous
restaurants and amenities. And, you are less
than 10-min by car to the downtown business
core!

Built in 2022

Essential Information

| | |
|--------|-------------|
| MLS® # | A2213929 |
| Price | \$1,150,000 |

| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,917 |
| Acres | 0.07 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 1440 26a Street Sw |
| Subdivision | Shaganappi |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 1K8 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 12 |
| Zoning | R-CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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