

10942 26 Street SW  
Calgary, Alberta

MLS # A2203061

\$549,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,728 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Looking for the perfect place to call home? Very seldom do these units come up for sale in this 12 unit complex. This sprawling townhome boasts over 1720+ sq ft of living space over 2 levels. Highlights of this home include a large kitchen w/ room for a table & chairs, an abundance of beautiful white cabinetry for a stunning & clean look, sizeable windows (w/ UV protective film) for a bright atmosphere, vaulted ceiling in the living room, 1 balcony on upper level off the kitchen, walk-out patio on lower level, gas fireplace, separate dining area, and oversized bedrooms. Downstairs possesses endless opportunities - for an additional bedroom and bathroom, or enjoy the supersized rec room as it is. And enjoy the huge greenspace in your backyard, with no neighbors behind! Don't forget to check out the immense double attached garage, with plenty of room for 2 vehicles, plus storage. Conveniently located within walking distance to all amenities, including a Calgary Co-op, Southland Leisure Centre, Glenmore Reservoir and the beautiful Fish Creek Park!