

1, 1443 26 Street SW
Calgary, Alberta

MLS # A2211734

\$749,000

Division:	Shaganappi		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-CG d65
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Stone Counters, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE SAT May 3 2-4pm and May 4 12-2pm Welcome to this luxury townhouse that is a 3 min walk to the train and just 6 minute ride downtown. This custom home has been developed by a local builder that has spent years developing in the inner city using local tradespeople. The 3 bedroom 3.5 baths has front yard access to gated patio (pet friendly) and a single private garage. It has a fully open layout with great flow and features a designer dining light fixture. The spectacular quartzite countertops are featured in kitchen and all bathrooms. All closets and built ins are custom shelving. Upper balcony off master suite features a city downtown skyline view. Spa like retreat in master ensuite bathroom. Kitchen has a full size walk-in pantry with electrical, and custom cabinets have Richelieu pullouts. Custom lighting with dimmers and undermount cabinet lighting. Water softner is included as well as Kinetico water purification system. This home is complete with Hunter Douglas custom blinds on remote control. High end hardwood on both main and upper floors. Single car private garage that is insulated and heated adds to your lifestyle. Enjoy warm summer evenings with central air conditioning. Walk to Shaganappi Golf Course in minutes or hit balls at the range. Quick access to Edworthy Park and pathway systems. Alex Ferguson-a top ranked school in Calgary is down the block and Shaganappi Community has tennis courts, dog parks and skating rinks. Western Canada Highschool catchment is available in this area as well as all the amenities of 17th Avenue. Full warranty available on this lovely new home. Builder has done above code double noise reducing insulation and many other upgrades. This is an above average home in the inner city that provides an amazing lifestyle. Parallel to none!