

3, 2220 26 Avenue SW
Calgary, Alberta

MLS # A2213194

\$699,800

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,581 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	Dishwasher, Dryer, Garage Controls, Gas Range, Range Hood, Refrigerator, Washer		

The ideal inner city lifestyle. Constructed by highly acclaimed builder Crystal Creek Homes, this meticulous residence is a testament to keen craftsmanship and spares no details. Luxury vinyl plank flooring, knockdown textured ceilings, and designer light fixtures are merely a few of the elements embedded throughout that truly elevate this home. Enter the impressive foyer and into expansive 9' ceilings, with huge south facing triple-glazed argon fill windows illuminating the living room and adjacent dining area. An open layout leads into the beautifully adorned kitchen, equipped with black stainless steel appliances, complementing black hardware, and geometric tiled backsplash. Quartz countertops, sleek dark cabinetry and a waterfall island with a Blanco Silgranit undermount sink seamlessly create the perfect environment for gastronomy enthusiasts looking to refine their technique, and host intimate gatherings with loved ones. A backyard outdoor amenity space is the opportune addition for summer evening BBQs or to simply enjoy a moment of fresh air. Tucked at the rear is the polished powder room with a highly efficient WaterSense toilet and undermount sink. Ascend the black metal spindled staircase with a durable shaker oak handrail and explore two palatial bedrooms, each with their own four piece ensuite bathrooms embellished with elegant quartz countertops, undermount sinks and wall tile detailing on the bathtub/shower surround all the way up to the ceiling. The primary bedroom includes a spacious walk-in-closet, a perfect accompaniment to the conveniently located stackable front load steam washer and dryer, injecting practicality and comfort into this luxurious offering. Escape to the third level loft, a thoughtfully curated ambience to unwind or entertain. With a unique multi-use area that can be easily converted into a family room, office, or

bar/lounge, additional powder room, and exclusive rooftop patio that offers peeks of the mountains to the west. The undeveloped basement is as spacious as it is versatile, awaiting your personal customizations and individual flare to transform it from the existing sweeping storage space and executing your creative vision. Intricate upgrades that include a High Efficiency Two-Stage furnace, Ecobee5 Smart Thermostat, active HRV system, as well as spray foaming of all cantilevers, rim joists and window openings for enhanced insulation. Enjoy all of the perks that come with an inner city townhome lifestyle, including the favourably located garage steps away from your front door, quick commuting times, along with the bonus of having exterior maintenance taken care of for you. Set against the vibrant amenities and attractions found within Marda Loop, a desirable and energetic community centrally positioned with quick access the rest of the city.