

# \$869,900 - 1903 26 Avenue Sw, Calgary

MLS® #A2246284

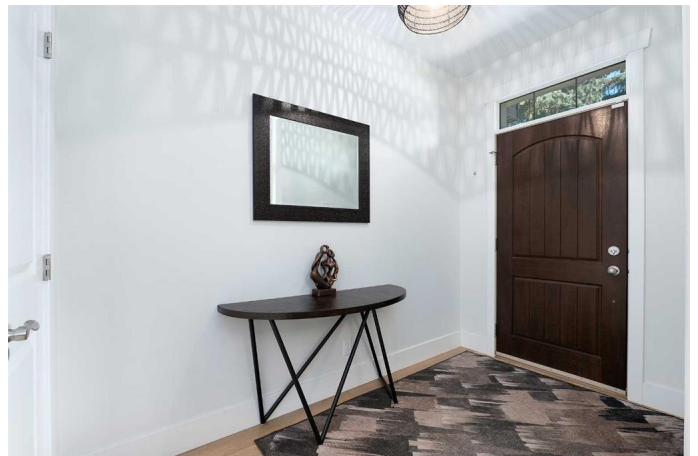
**\$869,900**

4 Bedroom, 4.00 Bathroom, 2,026 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 25TH FROM NOON - 3 PM. Beautifully crafted and meticulously maintained 3+1 bedroom home with low maintenance SUNNY SOUTH BACK YARD in coveted South Calgary, offering over 2900 sq ft of developed living space! The open main level presents luxury vinyl plank flooring, high ceilings & stylish light fixtures, showcasing the front living room, comfortable family room with feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar, dark cabinetry & stainless steel appliances, including new fridge, dishwasher, oven & microwave. A spacious dining area is open to the kitchen with ample space to host family & friends. A 2 piece powder room completes the main level. The second level hosts a casual office area, perfect for a home office setup, 3 bedrooms, a 4 piece bath & laundry room with sink plus new washer & dryer. The primary bedroom provides enough space for a cozy sitting area & boasts a walk-in closet & secluded 5 piece ensuite with heated floors, dual sinks, relaxing soaker tub & separate shower. Basement development features a large family/media room with wet bar, fourth bedroom, a 4 piece bath & good sized storage room. Other notable features include central air conditioning, new hot water tank, upgraded in-floor heating system, central vacuum system & electronic air filtration system. Outside, enjoy the attractively landscaped front yard & sunny south private back yard with



stamped concrete patio, low maintenance artificial grass for extended seasonal use & access to the double detached heated garage with polyurethane coated floor & overhead storage. This charming home is located close to vibrant Marda Loop, schools, shopping, public transit & has effortless access to 26th Avenue & Crowchild Trail.

Built in 2010

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246284               |
| Price          | \$869,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,026                  |
| Acres          | 0.07                   |
| Year Built     | 2010                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1903 26 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1E4           |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings                                                               |
| Heating           | In Floor, Forced Air                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                                                  |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 80               |
| Zoning         | R-CG             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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