



GRASSROOTS
REALTY GROUP

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1440 26A Street SW
Calgary, Alberta

MLS # A2242191



\$1,050,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,917 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Garage Heater, Doorbell Camera, TV Mounts, Basement Fridge, Basement Stove, Basement Hood Fan, Basement Washer, Basement Dryer, Basement Microwave, Basement Dishwasher

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!