



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1440 26A Street SW
Calgary, Alberta

MLS # A2242191



\$1,099,900

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

****OPEN HOUSE SAT & SUN, JUL 26TH & 27TH AT 2-4 PM** 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!