



GRASSROOTS
REALTY GROUP

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1903 26 Avenue SW
Calgary, Alberta

MLS # A2246284



\$869,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,026 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	None.		

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.

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