



GRASSROOTS
REALTY GROUP

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3045 26A Street SW
Calgary, Alberta

MLS # A2266219



\$915,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, 0		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Exceptionally Well Maintained Bungalow in Richmond Hill 'Wedge' area and steps from Marda Loop. Updated Throughout over the years with a freshly rebuilt Dream Garage. This beautifully bungalow offers timeless charm with modern upgrades throughout, from the newer kitchen, stainless steel appliances and granite countertops to the Refinished hardwood floors and newer vinyl & metal clad Low-E windows which fill the home with warmth and natural light. Fully developed sun-filled basement with large windows, a cozy gas fireplace, spacious bedroom, dedicated office with Murphy bed, a 4 piece bathroom and spacious laundry room. — Relax and enjoy the Private, fully fenced backyard with a re-stained deck, 6’ cedar fence, and a mature Manitoba Maple tree. The exterior of the home has a Newer roof on house and garage with fresh exterior paint using two coats of Elastomeric stucco paint for long-lasting durability. The double garage — fully insulated, drywalled and painted with new gas heater, epoxy floors, additional windows, and double parking pad beside it for 4 total off-street parking spots. New Electrical service installed in garage (for future EV Charging) and underground service to the house. This is a rare opportunity to own a move-in-ready home in one of Calgary’s desirable inner-city communities.