



3040 26 Street SW
Calgary, Alberta

MLS # A2283067



\$995,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: swings and climbing wall in lower level

JUST LISTED! OPEN HOUSE: Saturday, April 11 1:30 p.m. –3:30 PM. Completely RENOVATED Beautiful Raised Bungalow on a 50' x 125' lot in the QUIET, highly sought-after Richmond Triangle. Located on a mature, elm lined street, steps to a park/playground and minutes to MARDIA LOOP and downtown. Totally Gutted and redesigned in 2016, this home features a BRIGHT, Open Concept main floor with a modern Kitchen, Dining area, and Great Room. Two generously-sized Bedrooms including a Primary Suite with Ensuite and Dressing Room + Family Bath. The lower level was also gutted, reconfigured and reinsulated (including floors) for exceptional warmth and comfort. Sizeable, DEEP windows provide great natural light throughout the spacious Rec Room, two additional Bedrooms, full Bath & Laundry. Enjoy a substantial newer rear Deck, Fenced yard, and an Oversized, Insulated Double (23'x23') Garage with 220V power and upgraded underground electrical. Extensive updates in 2016 include: Kitchen, Flooring, All Bedrooms, 3 Full Bathrooms, Windows, Doors, Electrical, Plumbing, Insulation, House Roof (2017), Garage Roof (2024) Furnace (2023) Hot water tank (2018) Central A/C (2021). A MOVE - IN READY HOME in PRIME INNER CITY LOCATION- Given the extensive renovations, this is like a 10 yr. old home! A rare opportunity in this coveted neighborhood!