



GRASSROOTS
REALTY GROUP

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110 26 Avenue NE
Calgary, Alberta

MLS # A2284207



\$799,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,882 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island		

Inclusions: TV Mounts

Welcome to this beautifully appointed 4-bedroom semi-detached home offering exceptional accessibility to downtown and nearby amenities in the sought-after community of Tuxedo Park. The main floor showcases an open-concept layout highlighted by a custom curved staircase, rich hardwood flooring, and 9-foot ceilings throughout. The open plan kitchen features full-height custom espresso-stained cabinetry, granite countertops, stainless steel appliances with a gas cooktop and wall oven, a central island, breakfast bar, and a walk-in pantry. Flowing seamlessly from the kitchen, the spacious great room is anchored by a cozy fireplace with custom built-in cabinetry on both sides—ideal for relaxing or entertaining. A dedicated dining room with ample space for a full-sized table is perfect for entertaining. Upstairs, the primary suite offers a luxurious retreat with a 5-piece ensuite, including a Jacuzzi tub, separate tiled shower, and a walk-in closet. Two additional generously sized bedrooms with large closets, an upper-floor laundry area, a 4-piece bathroom, and a skylight that fills the space with natural light complete the upper level. The professionally developed lower level adds valuable living space with a large recreation room and a fourth bedroom, and is roughed in for a third full bathroom. Additional features include central A/C, full-height custom cabinetry, built-in great room cabinets, a skylight above the staircase, gas line to BBQ, central vacuum rough-in, rear deck, window coverings throughout, and 9-foot main-floor ceilings. All of this is located just minutes from the city core. Available for quick possession, book your showing today!