



**9930 26 Street SW**  
**Calgary, Alberta**

**MLS # A2297671**



**\$289,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	467 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	n/a		

\*\*\* OPEN HOUSE Sat/Sun 11th & 12th 1-4pm \*\*\* Welcome to this beautifully renovated home nestled in the highly sought-after, family-friendly community of Oakridge. Offering the perfect blend of modern upgrades and timeless charm, this move-in-ready home is an exceptional opportunity for first-time buyers, downsizers, or investors alike. From the moment you step inside, you'll be captivated by the stunning vaulted open-beam cedar ceilings that create a warm, airy, and inviting atmosphere throughout the main living space. Large windows flood the home with natural light, enhancing the open-concept design and highlighting the thoughtful updates found in every corner. The spacious living room is centered around a cozy electric fireplace, making it the perfect place to relax or entertain year-round. The renovated kitchen is both stylish and functional, featuring new tile back splash, granite counter top, modern cabinetry, and updated finishes that elevate the space. A brand new electric stove is included, making this kitchen ready for everyday living and hosting alike. The adjoining dining area flows seamlessly to the outdoor space, providing easy access for relaxing and family gatherings. This well-designed bi-level layout offers excellent separation between living and resting areas because downstairs, you'll find two generously sized bedrooms, both complete with large windows that create bright and comfortable retreats. Brand new carpet adds warmth and comfort, while the thoughtful layout provides privacy and functionality. The home features a beautifully appointed bathroom with new bathtub, sparkling white tile surround and marble topped vanity. Additional upgrades include new lighting throughout, fresh paint, and a high-efficiency furnace (2023), offering both peace of mind and energy efficiency. The lower level also includes a convenient

laundry area and ample storage space. Step outside onto your private deck and down to your backyard&mdash;an ideal space for relaxing evenings, entertaining guests, or letting pets and children play safely. The deck and yard provide a perfect extension of your living space during the warmer months. A dedicated, assigned parking stall is conveniently located just steps away, with additional street parking available for visitors. Location is everything, and this home delivers. Situated in the established community of Oakridge, you'll enjoy close proximity to top-rated schools, parks, shopping, transit, and everyday amenities. Nature lovers will appreciate easy access to nearby green spaces, pathways, Glenmore Reservoir and Weaselhead Natural Area offering hiking, biking and boating, while commuters benefit from quick connections to major roadways. With its unique character, modern updates, and unbeatable location, this home stands out from the rest. You can stop renting, invest, or simply find a place that feels like home, this property offers incredible value and lifestyle. Don't miss your opportunity&mdash;schedule your private showing today!!