



**9308 26 Street SW
Calgary, Alberta**

MLS # A2142901



\$828,000

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: garage heater - as is - have not been used over 10 years

This 4-level split is located in beautiful Oakridge, has 1800 sq. ft. of finished living space on 3 level as well as basement level. The kitchen and bathrooms have all been updated. The kitchen features a high-end gas range, microwave and hood fan along with great cabinet and drawer storage. The two upper bathrooms have quartz countertops and enhanced cupboard storage. The master bedroom includes a fireplace and ensuite.. A spacious family room, fireplace, laundry, bathroom, and bedroom complete the 3rd level. The PATIO DOORS, SKYLIGHT and WINDOWS ARE ALL TRIPLE PANE excepting the ones in the basement. The furnace and water heater have recently been replaced. A good sized private back yard with deck provides a relaxing spot for morning coffee as well as a great place to watch birds. The mature trees on the lot are an endearing feature of this community. Nearby walking and biking paths, parks, such as Glenmore Park, only a block away, provide great recreational activities for families. The approximation to Stoney Trail ease of access to the rest of the city.