



**134 26 Avenue NE**  
**Calgary, Alberta**

**MLS # A2156515**



**\$889,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows

**Inclusions:** NA

Welcome to this breathtaking detached home in the vibrant inner-city neighborhood of Tuxedo Park! Offering nearly 3,000 square feet of developed living space, this home boasts large windows, nine-foot ceilings, and a bright, open floor plan, providing all the space you could ever desire. The main floor features a stunning kitchen with sleek granite countertops, refinished espresso cabinets, brand-new stainless steel appliances, a formal dining room that can double as an office, a guest bath, and a step-down great room with a fireplace. This level is highly functional for daily living and perfect for entertaining. Upstairs, you'll find a serene north-facing master bedroom with a walk-in closet and a luxurious five-piece bath, a convenient upstairs laundry room, a full guest bath, a spacious south-facing second bedroom, and a third-floor loft bedroom that can serve as a bedroom, office, or flex space. The basement offers a cozy family room, a den area, a full bath, and a 4th bedroom. The property is completed with a double-detached garage and a tranquil, low-maintenance backyard. Additional features and upgrades include central AC, fresh paint throughout, brand new kitchen appliances, new carpeting on all stairs, new hardwood on both upper floors, new roof, and newly landscaped front and side yards. This prime suburban location is unbeatable! Just minutes from all amenities and major roadways, including Center and 4th Street, Edmonton Trail, Highway 1, Deerfoot Trail, and downtown. You'll also have quick access to SAIT, U of C, Foothills and Children's Hospitals, community green spaces, parks like Munro Park and Confederation Park and Golf Course, Mount Pleasant Sportsplex and Pool, and a variety of schools including Catholic and public options from kindergarten through high school. This is an exceptional home in an outstanding community!