



GRASSROOTS
REALTY GROUP

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444 26 Avenue NW
Calgary, Alberta

MLS # A2212113



\$899,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,894 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

****Open house Saturday April 19 from 2:30-4 pm**** Welcome to this beautifully maintained semi-detached home on a quiet, sought-after street with no high-density properties on the street. This very bright home with 9 foot ceilings offers a layout that is both functional + inviting, featuring a bright front living room, hardwood flooring throughout the main + a spacious kitchen with abundant cabinet space, a central island + a charming sitting room with brick feature wall + gas fireplace just off the kitchen. The informal dining area adds flexibility for everyday meals or entertaining. Solid maple stairs with wrought iron railing lead to the upper level which offers three well-sized bedrooms. This includes a generous primary retreat complete with a large ensuite featuring dual sinks, a jetted tub + a stand-alone shower. The convenient upper-level laundry room is outfitted with a sink + folding table for added convenience. Custom closets + closet organizers are beneficial for keeping everything organized. The window coverings are Hunter Douglas, a nice upgrade to the home. The lower level is perfect for guests or relaxing evenings, with a comfortable family room, a full bath + a fourth bedroom with a massive walk-in closet. Located minutes from schools, SAIT, U of C, hospitals, parks + downtown, this home blends comfort, practicality + a prime location.