

1704 26A Street SW
Calgary, Alberta

MLS # A2331642



\$1,250,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,345 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Low Maintenance L		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Soaking Tub, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to this exceptional, oversized detached infill offering over 3,423 sq. ft. of luxurious living space on an extra-wide 27.5-foot corner lot, ideally positioned on a quiet dead-end street in the highly sought-after community of Shaganappi. Thoughtfully designed with premium finishes throughout, this is far from your typical infill. A rare highlight of this home is the four spacious bedrooms on the upper level, complemented by a main floor office, a fully equipped home gym, and central air conditioning. The desirable corner lot allows natural light to pour into every level, creating a bright and inviting atmosphere. The heart of the home is the chef-inspired kitchen, featuring an oversized Caesarstone island, premium stainless steel appliances, built-in refrigerator, gas cooktop, wall oven, and abundant custom cabinetry. Soaring 10-foot ceilings, a stunning designer gas fireplace, expansive dining area, and generous living room create the perfect space for everyday living and effortless entertaining. Large patio doors open to the professionally landscaped backyard, while the thoughtfully designed mudroom offers exceptional storage for coats, shoes, and seasonal gear. Upstairs, the luxurious primary retreat showcases vaulted ceilings, a designer chandelier, and a cozy gas fireplace. The spa-inspired ensuite is appointed with heated floors, a steam shower with rain head and body jets, a custom soaker tub, dual vanities, and a heated towel rack. Three additional generously sized bedrooms, a convenient upper-floor laundry room, and a beautifully finished five-piece bathroom complete the level. Designer blinds and custom drapery throughout add the finishing touch to this truly move-in-ready home. The fully developed basement offers exceptional versatility with a spacious family room, wet bar, dedicated gym, fifth bedroom featuring a walk-in closet and reading nook, plus a

convenient cheater ensuite—ideal for guests or growing families. Outside, enjoy the professionally landscaped yard and the comfort of an insulated, drywalled, and heated double detached garage. Ideally located just one block from the LRT station and Alexander Ferguson School, and only steps to the pathways, green space, and recreation of Shaganappi Park, this home combines luxury, functionality, and an unbeatable inner-city location. This meticulously crafted residence offers an outstanding opportunity to own one of Shaganappi's finest homes.