

# \$1,150,000 - 1440 26a Street Sw, Calgary

MLS® #A2213929

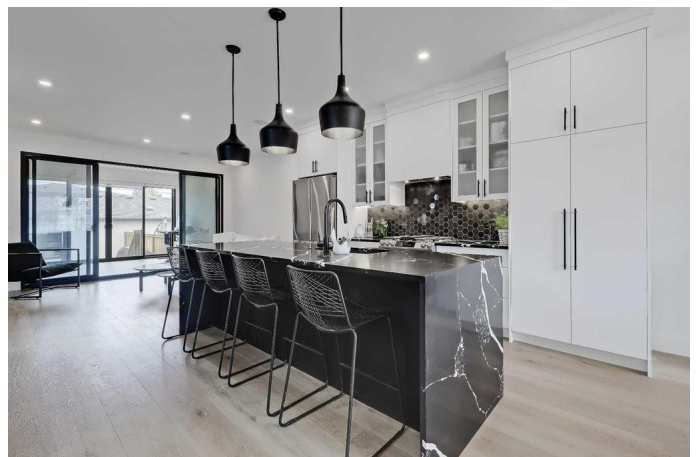
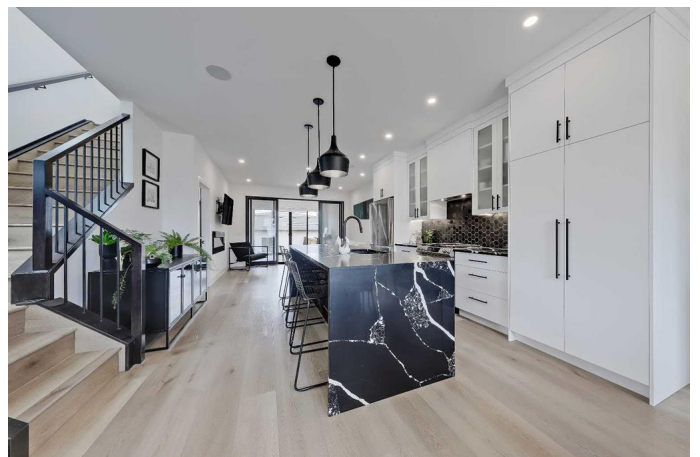
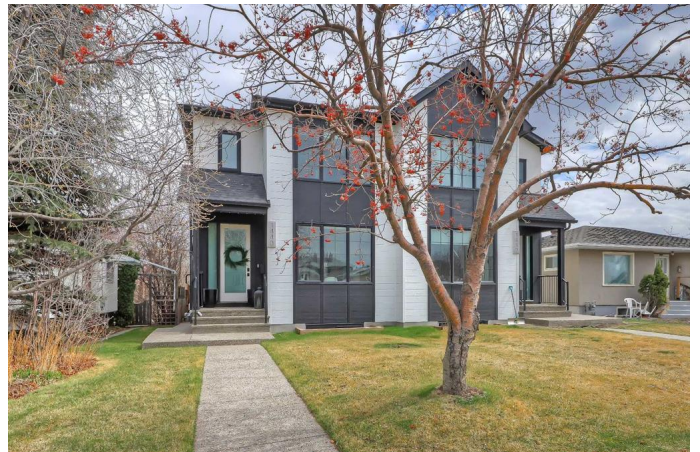
**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

\*Visit Multimedia Link for full details, including immersive 3D Tour & Floorplans!\* THIS IS NOT YOUR TYPICAL INFILL – this custom-designed home features hand-selected interior finishings and numerous upgrades throughout, including a LEGAL 2-BED BASEMENT SUITE with fully private separate entrance. Features are literally too numerous to list and must be seen to be appreciated, including not one but FOUR fireplaces, an EV-ready garage, multiple skylights, feature walls and custom tilework, custom built-ins, engineered hardwood and LVP flooring, central AC, electronic blinds and much more. Featuring a showstopping high-contrast black and white interior design, this exceptional infill home was meticulously designed to combine style with function and is in excellent condition throughout. The open-concept main floor features soaring 9-ft ceilings, wide-plank engineered hardwood flooring, and enormous windows throughout. A stunning designer kitchen boasts an enormous central island with quartz waterwall countertops and bar seating for four, perfect for entertaining. Ceiling-height flat panel cabinetry with frosted glass features, under-cabinet lighting, and an upgraded appliance package including a gas stove with griddle and French door fridge/freezer. On either side of the kitchen are a spacious front dining area and cozy living room with wide-format fireplace. A TOTALLY UNIQUE design includes a SEPARATE REAR



SOLARIUM at the rear of the home,  
PERFECT FOR A QUIET HOME OFFICE,  
second living room, or home-based business.  
Sliding glass doors here from the main living  
space allow for natural light to flow while noise  
transfer from the rest of the house is kept to a  
minimum. Upstairs, 3 spacious bedrooms and  
2 full baths reside, including the enormous  
primary suite with vaulted ceilings, walk-in  
closet with organizers, and private 5-piece  
ensuite bath with barn door, free-standing  
soaker tub, oversized glass-enclosed shower,  
and oversized vanity with dual undermount  
sinks. The developed basement boasts a  
LEGAL 2-bedroom basement suite, fully  
self-contained with a private entrance and  
stairwell, boasting 9-ft ceilings and oversize  
windows, low-maintenance LVP flooring and  
separate laundry services. The smart floorplan  
includes an open-concept kitchen with  
ceiling-height cabinetry, stainless steel  
appliances, quartz counters and an island with  
bar seating. Plus, there is room for both a  
living room AND a dining room – a rarity for  
lower-level suites. Outside, a fully fenced yard  
includes a concrete patio and greenspace,  
with quick access to the insulated and  
drywalled double garage. Located on a quiet  
residential street in Shaganappi, this fantastic  
infill home is just a 3-min walk to the West  
LRT, 6-min walk to the community centre with  
park and tennis courts, 10-min walk to  
Killarney pool, 9-min walk to Shaganappi golf,  
and a 5-min walk to 17 Ave with numerous  
restaurants and amenities. And, you are less  
than 10-min by car to the downtown business  
core!

Built in 2022

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2213929    |
| Price  | \$1,150,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,917                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1440 26a Street Sw |
| Subdivision | Shaganappi         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3C 1K8            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer                               |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 4                                                                                                                                |
| Fireplaces        | Electric, Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                         |
| Construction      | Composite Siding, Stucco, Wood Frame    |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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