

1440 26A Street SW  
Calgary, Alberta

MLS # A2213929



**\$1,099,900**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Garage Heater, Fireplaces x4, Doorbell Camera, TV Mounts, Basement Suite: Refrigerator, Electric Stove, Fireplace, Hood Fan, Washer, Dryer, Microwave, Dishwasher

\*Visit Multimedia Link for full details, including immersive 3D Tour & Floorplans!\* THIS IS NOT YOUR TYPICAL INFILL &ndash; 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 &ndash; 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!