Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

3045 26A Street SW
Calgary, Alberta

MLS # A2254399

$939,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	**Age:**	1952 (73 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot		

Heating:	Central	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Exceptionally Maintained Bungalow in Richmond Wedge Steps from Marda Loop | Updated Throughout | Dream Garage Located in the highly sought-after Richmond Wedge community and just a short walk to vibrant Marda Loop, this beautifully updated bungalow offers timeless charm with modern upgrades throughout. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful renovations inside and out. Refinished hardwood floors and newer vinyl & metal clad Low-E windows fill the home with warmth and natural light Updated kitchen featuring stainless steel appliances and functional layout New roof and fresh exterior paint using two coats of Elastomeric stucco paint for long-lasting durability Fully developed sun-filled basement with large windows, a cozy gas fireplace, spacious bedroom, dedicated office with Murphy bed, and separate entrance — currently used as an illegal suite with easy conversion potential Private, fully fenced backyard with a re-stained deck, 6’ cedar fence, and a mature Manitoba Maple tree Oversized double garage — fully insulated with new gas heater, epoxy floors, additional windows, and double parking pad beside it for 4 total off-street parking spots This is a rare opportunity to own a move-in-ready home in one of Calgary’s desirable inner-city communities. Whether you're looking to live, rent, or generate income, this property checks all the boxes.

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