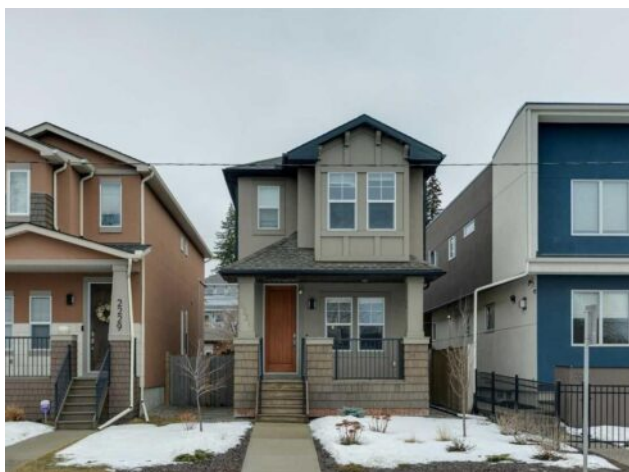


2231 26 Avenue SW
Calgary, Alberta

MLS # A2301780



\$850,000

| | | | |
|------------------|---------------------------------------------------------|---------------|-------------------|
| Division: | Richmond | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,679 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This is an exceptional opportunity to own a single detached home with a south backyard at an attractive price point in the heart of the vibrant Marda Loop area. It is perfect for a couple or small family seeking space, style, and walkable convenience. Inside, a neutral palette and warm hardwood floors create an inviting main floor designed for everyday living. A glass-enclosed home office provides a quiet, light-filled workspace, while a contemporary fireplace elegantly separates the living and dining areas, adding both function and architectural interest. The bright, open-concept kitchen is thoughtfully designed with a gas cooktop, stainless steel appliances, bar sink for entertaining, generous storage, and a breakfast bar for casual meals or morning coffee. A practical mudroom and powder room offer seamless access to the double detached garage, making daily routines effortless. Upstairs, the primary retreat features large windows, two closets, and a well-appointed ensuite with double sinks and a generous tub/shower combination. Two additional bedrooms, a full bathroom, and convenient laundry make this level well suited for family living. The fully developed basement extends the home's versatility with a comfortable family room for movie nights, space for a games table or play area, plus a fourth bedroom and additional bathroom, ideal for guests, a teen, or extended family. Outside, the sunny south-facing backyard is a true highlight, offering a private deck with hot tub, mature trees, and room to relax or entertain all summer long. Located on a lively street in a sought-after inner-city neighbourhood, you're just steps from Richmond School, playgrounds, and the Richmond Knob Hill outdoor skating rink. It is only minutes to Marda Loop and 17th Avenue's trendy shops, restaurants, cafes, and groceries. With an easy bike commute to

downtown, this home delivers outstanding lifestyle value in one of Calgary's most desirable communities.