

# \$899,750 - 1437 26 Street Sw, Calgary

MLS® #A2224659

**\$899,750**

3 Bedroom, 4.00 Bathroom, 1,848 sqft

Residential on 0.09 Acres

Shaganappi, Calgary, Alberta

Step into this loving maintained and updated fully finished 2-storey home in the heart of Shaganappi, where modern comfort meets timeless elegance! With 3 spacious bedrooms and 3.5 baths, this home is perfect for families or professionals looking for stylish living in a prime location. Enjoy your morning coffee on the front porch looking out on the beautiful front yard or relax on the back deck enjoying the low maintenance yard full of perennial plants.

As you enter, you'll be greeted by luxury vinyl flooring that flows seamlessly through the living room, dining room, and island kitchen—an entertainer's dream. The kitchen boasts granite countertops, a pantry, and an island with breakfast bar, creating a space that's both beautiful and functional. Nearby, the cozy family room features a gas fireplace, perfect for unwinding after a long day.

Upstairs, the primary suite is a true retreat, offering a walk-in closet and a 4-piece luxurious ensuite with a jetted tub and separate shower. Two additional well-sized bedrooms and another 4-piece bath complete the hardwood floored upper level.

The fully developed basement expands your living space with a recreation room featuring a second gas fireplace, a private den, and an additional 3-piece bath—ideal for guests,



hobbies, or a home office.

Finishing off this exceptional property is the oversized, insulated double detached garage.

Located close to parks, schools, and transit, this home offers convenience and a vibrant community lifestyle. Whether you're relaxing indoors or exploring all that Shaganappi has to offer, this property is a rare find! Don't miss your chance to call this incredible home yours!

Built in 1994

**Essential Information**

MLS® #	A2224659
Price	\$899,750
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,848
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1437 26 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K4

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener,

	Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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