

# \$939,900 - 1903 26 Avenue Sw, Calgary

MLS® #A2246284

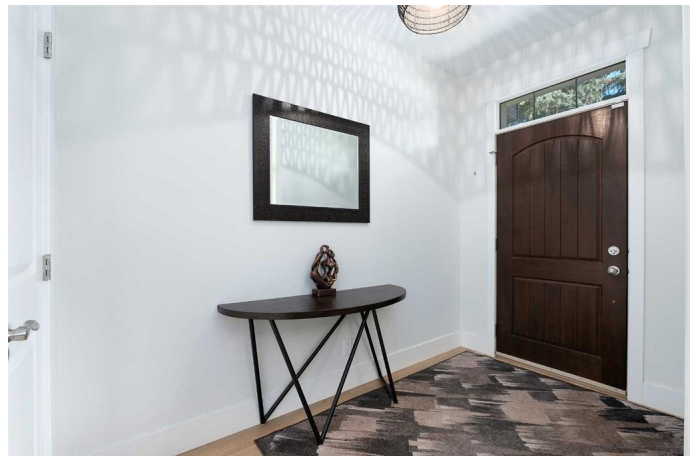
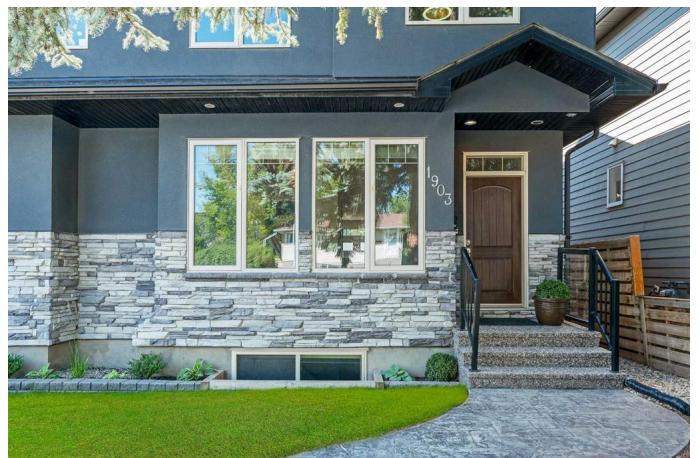
**\$939,900**

4 Bedroom, 4.00 Bathroom, 2,026 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SUNDAY, AUGUST 10TH FROM 1-4 PM. Beautiful 3+1 bedroom home with low maintenance SUNNY SOUTH BACK YARD in coveted South Calgary, offering over 2900 sq ft of developed living space! The open main level presents luxury vinyl plank flooring, high ceilings & stylish light fixtures, showcasing the front living room, comfortable family room with feature fireplace & kitchen that's tastefully finished with granite counter tops, island/eating bar, dark cabinetry & stainless steel appliances, including new fridge, dishwasher, oven & microwave. A spacious dining area is open to the kitchen with ample space to host family & friends. A 2 piece powder room completes the main level. The second level hosts a casual office area, perfect for a home office setup, 3 bedrooms, a 4 piece bath & laundry room with sink plus new washer & dryer. The primary bedroom provides enough space for a cozy sitting area & boasts a walk-in closet & secluded 5 piece ensuite with heated floors, dual sinks, relaxing soaker tub & separate shower. Basement development features a large family/media room with wet bar, fourth bedroom, a 4 piece bath & good sized storage room. Other notable features include central air conditioning, new hot water tank, upgraded in-floor heating system, central vacuum system & electronic air filtration system. Outside, enjoy the attractively landscaped front yard & sunny south private back yard with stamped concrete patio, low maintenance



artificial grass for extended seasonal use & access to the double detached heated garage with polyurethane coated floor & overhead storage. This charming home is located close to vibrant Marda Loop, schools, shopping, public transit & has effortless access to 26th Avenue & Crowchild Trail.

Built in 2010

### Essential Information

MLS® #	A2246284
Price	\$939,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,026
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1903 26 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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