\$960,000 - 9308 26 Street Sw, Calgary

MLS® #A2255271

\$960,000

4 Bedroom, 3.00 Bathroom, 1,316 sqft Residential on 0.16 Acres

Oakridge, Calgary, Alberta

Beautifully updated 4-level split in the heart of Oakridge offering 2,446 sq ft of total living space (1,315.93 sq ft above grade). From the landscaped yard and brick column entrance to the newly levelled driveway curb, this home shows pride of ownership inside and out. The main level features a bright living room with skylight, large windows, and a stone-faced fireplace, a formal dining area, and an updated kitchen with espresso-stained cabinetry, 5-burner gas stove, brand new stainless steel appliances, ample counter space, and breakfast nook with patio doors to the private backyard and deck. The open-to-below family room offers a second fireplace, wainscotting, and flexible space for a playroom or office. A powder room, laundry with new washer/dryer, another guest bedroom, and side access to the oversized heated garage complete this level. Upstairs are three bedrooms and two renovated bathrooms, including the primary suite with its own fireplace, closet space, and sleek ensuite. Pot lights brighten the upper hallway, while new sconces add warmth in the living room. The lower level provides a versatile recreation spaces (currently used as a shop) and tons of storage! Extensive updates include: new LVP flooring, appliances, washer/dryer, heat pump, smart thermostat, electrical panel, fire alarms/CO detectors, attic insulation, light fixtures, bathroom fixtures, electrical outlets, new baseboards and paint throughout, new deck boards and railing, and epoxy flooring in the basement. A custom front







door will be installed prior to possession. The private backyard is a retreat, with mature trees, gardens, and a full-sized deck. Located steps from Glenmore Park, schools, paths, shopping, and the community rec centre, with quick access to Southland Drive and Stoney Trail.

Built in 1975

Essential Information

MLS® # A2255271 Price \$960,000

Bedrooms 4
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,316 Acres 0.16 Year Built 1975

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

Community Information

Address 9308 26 Street Sw

Subdivision Oakridge
City Calgary
County Calgary
Province Alberta
Postal Code T2V 4G9

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Faces

Front, Heated Garage

of Garages 2

Interior

Interior Features Ceiling Fan(s), Chandelier, Laminate Counters, No Smoking Home,

Skylight(s), Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Brick Facing, Family Room, Living Room, Master Bedroom, Wood

Burning

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped,

Lawn, Level, Many Trees, No Neighbours Behind, Private, Street

Lighting, Treed

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025

Days on Market 53

Zoning R-CG

Listing Details

Listing Office eXp Realty

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