# \$899,900 - 444 26 Avenue Nw, Calgary

MLS® #A2212113

## \$899,900

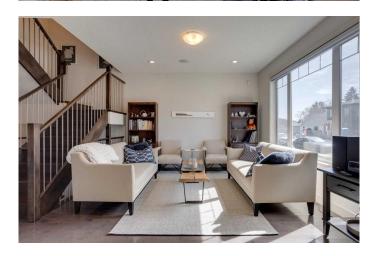
4 Bedroom, 4.00 Bathroom, 1,894 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

\*\*Open house Saturday April 19 from 2:30-4 pm\*\* Welcome to this beautifully maintained semi-detached home on a quiet, sought-after street with no high-density properties on the street. This very bright home with 9 foot ceilings offers a layout that is both functional + inviting, featuring a bright front living room, hardwood flooring throughout the main + a spacious kitchen with abundant cabinet space, a central island + a charming sitting room with brick feature wall + gas fireplace just off the kitchen. The informal dining area adds flexibility for everyday meals or entertaining. Solid maple stairs with wrought iron railing lead to the upper level which offers three well-sized bedrooms. This includes a generous primary retreat complete with a large ensuite featuring dual sinks, a jetted tub + a stand-alone shower. The convenient upper-level laundry room is outfitted with a sink + folding table for added convenience. Custom closets + closet organizers are beneficial for keeping everything organized. The window coverings are Hunter Douglas, a nice upgrade to the home. The lower level is perfect for guests or relaxing evenings, with a comfortable family room, a full bath + a fourth bedroom with a massive walk-in closet. Located minutes from schools, SAIT, U of C, hospitals, parks + downtown, this home blends comfort, practicality + a prime location.







### **Essential Information**

MLS®# A2212113 Price \$899,900

4 Bedrooms

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,894 Acres 0.07

Year Built 2013

Type Sub-Type Semi Detached

Style 2 Storey, Side by Side

Residential

Active Status

## **Community Information**

Address 444 26 Avenue Nw

Mount Pleasant Subdivision

City Calgary County Calgary Province Alberta T2M 2E2 Postal Code

#### **Amenities**

**Parking Spaces** 2

Parking Double Garage Detached, Heated Garage

# of Garages 2

## Interior

Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, **Interior Features** 

Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, **Appliances** 

Range Hood, Refrigerator

Forced Air, Natural Gas Heating

Central Air Cooling

Fireplace Yes

# of Fireplaces 1

**Fireplaces** Gas

Has Basement Yes Basement Finished, Full

## **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 17th, 2025

Days on Market 11

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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