

# \$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.

Built in 2013



## Essential Information

MLS® #	A2212113
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,894
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	444 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E2

## Amenities

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

## Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## 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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