



**1440 26A Street SW, Calgary, Alberta - \$1,050,000**



Main Photo

## Property Description

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** THIS IS NOT YOUR TYPICAL INFILL – this custom-designed home features hand-selected interior finishings and numerous upgrades throughout, including a LEGAL 2-BED BASEMENT SUITE with fully private separate entrance. Features are literally too numerous to list and must be seen to be appreciated, including not one but FOUR fireplaces, an EV-ready garage, multiple skylights, feature walls and custom tilework, custom built-ins, engineered hardwood and LVP flooring, central AC, electronic blinds and much more. Featuring a showstopping high-contrast black and white interior design, this exceptional infill home was meticulously designed to combine style with function and is in excellent condition throughout. The open-concept main floor features soaring 9-ft ceilings, wide-plank engineered hardwood flooring, and enormous windows throughout. A stunning designer kitchen boasts an enormous central island with quartz waterfall countertops and bar seating for four, perfect for entertaining. Ceiling-height flat panel cabinetry with



frosted glass features, under-cabinet lighting, and an upgraded appliance package including a gas stove with griddle and French door fridge/freezer. On either side of the kitchen are a spacious front dining area and cozy living room with wide-format fireplace. A TOTALLY UNIQUE design includes a SEPARATE REAR SOLARIUM at the rear of the home, PERFECT FOR A QUIET HOME OFFICE, second living room, or home-based business. Sliding glass doors here from the main living space allow for natural light to flow while noise transfer from the rest of the house is kept to a minimum. Upstairs, 3 spacious bedrooms and 2 full baths reside, including the enormous primary suite with vaulted ceilings, walk-in closet with organizers, and private 5-piece ensuite bath with barn door, free-standing soaker tub, oversized glass-enclosed shower, and oversized vanity with dual undermount sinks. The developed basement boasts a LEGAL 2-bedroom basement suite, fully self-contained with a private entrance and stairwell, boasting 9-ft ceilings and oversize windows, low-maintenance LVP flooring and separate laundry services. The smart floorplan includes an open-concept kitchen with ceiling-height cabinetry, stainless steel appliances, quartz counters and an island with bar seating. Plus, there is room for both a living room AND a dining room – a rarity for lower-level suites. Outside, a fully fenced yard includes a concrete patio and greenspace, with quick access to the insulated and drywalled double garage. Located on a quiet residential street in Shaganappi, this fantastic infill home is just a 3-min walk to the West LRT, 6-min walk to the community centre with park and tennis courts, 10-min walk to Killarney pool, 9-min walk to Shaganappi golf, and a 5-min walk to 17 Ave with numerous restaurants and amenities. And, you are less than 10-min by car to the downtown business core!

## REALTOR Referral

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*Courtesy Of: RE/MAX House of Real Estate*



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