



3045 26A Street SW, Calgary, Alberta - \$939,900



Main Photo

Property Description

Exceptionally Maintained Bungalow in Richmond Wedge

Steps from Marda Loop | Updated Throughout | Dream Garage

Located in the highly sought-after Richmond Wedge community and just a short walk to vibrant Marda Loop, this beautifully updated bungalow offers timeless charm with modern upgrades throughout. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful renovations inside and out.

Refinished hardwood floors and newer vinyl & metal clad Low-E windows fill the home with warmth and natural light

Updated kitchen featuring stainless steel appliances and functional layout



P:

New roof and fresh exterior paint using two coats of Elastomeric stucco paint for long-lasting durability
Fully developed sun-filled basement with large windows, a cozy gas fireplace, spacious bedroom,
dedicated office with Murphy bed, and separate entrance — currently used as an illegal suite with easy
conversion potential

Private, fully fenced backyard with a re-stained deck, 6' cedar fence, and a mature Manitoba Maple tree
Oversized double garage — fully insulated with new gas heater, epoxy floors, additional windows, and
double parking pad beside it for 4 total off-street parking spots

This is a rare opportunity to own a move-in-ready home in one of Calgary's desirable inner-city
communities. Whether you're looking to live, rent, or generate income, this property checks all the boxes.

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