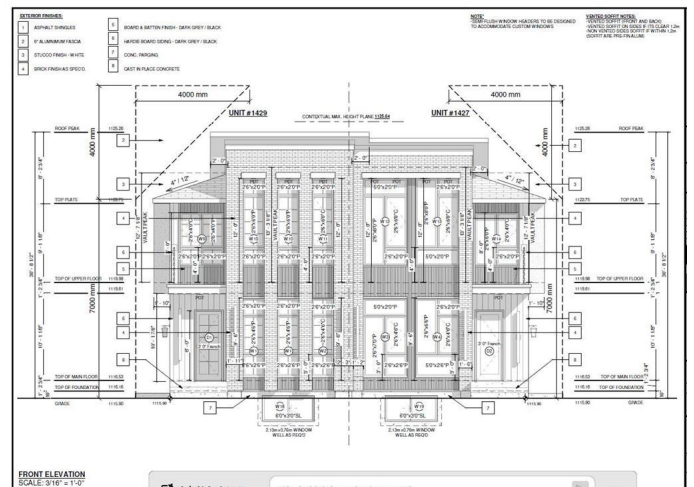




windows and 13.5-foot vaulted ceilings, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite with in-floor heating, dual sinks, quartz counters, freestanding soaker tub, and a tiled glass shower. Two additional bedrooms offer generous space and light, while the main bathroom includes double sinks and full-height tile tub surround. The upper floor also features a spacious laundry room with built-in cabinetry and a linen closet.

The basement is your option of a two bedroom legal basement suite or can be designed for entertaining, with a large recreation room, custom wet bar with floating shelves and tile backsplash, plush carpet flooring, a fourth bedroom with a built-in workstation, and a 4-piece bathroom.

Additional highlights include a double detached garage equipped with a 200 AMP panel for electric vehicle charging, central air rough-in, smart thermostat, HRV, high-efficiency furnace, 100 AMP panel in the home, and a sump pump. The exterior is finished with a combination of Hardie board, brick, and stucco, paired with dual-pane black vinyl windows. Enjoy outdoor living with exposed aggregate walkways, a rear deck, full landscaping, and a BBQ gas line.

Backed by a comprehensive builder warranty and the Alberta New Home Warranty Program, this home provides peace of mind along with exceptional value. Located minutes from downtown, transit, schools, parks, and shopping, this is a rare opportunity to own a brand-new home in one of Calgary's most desirable inner-city communities.

Built in 2025

Essential Information

MLS® #	A2208630
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,014
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1427 26a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s)
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Lane, Back Yard
Roof Asphalt Shingle
Construction Composite Siding, Stucco
Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2025
Days on Market 4
Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.