

\$749,000 - 1, 1443 26 Street Sw, Calgary

MLS® #A2211734

\$749,000

3 Bedroom, 3.00 Bathroom, 1,440 sqft
Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

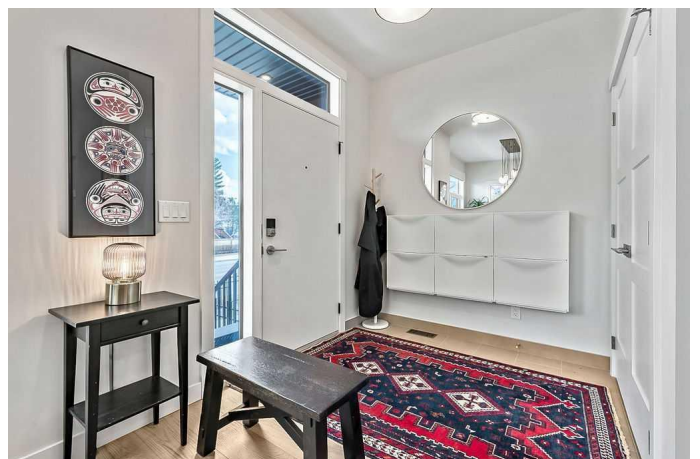
Welcome to this luxury townhouse that is a 3 min walk to the train and just 6 minute ride downtown. This custom home has been developed by a local builder that has spent years developing in the inner city using local tradespeople.

The 3 bedroom 3.5 baths has front yard access to gated patio (pet friendly) and a single private garage. It has a fully open layout with great flow and features a designer dining light fixture.

The spectacular quartzite countertops are featured in kitchen and all bathrooms. All closets and built ins are custom shelving. Upper balcony off master suite features a city downtown skyline view. Spa like retreat in master ensuite bathroom.

Kitchen has a full size walk-in pantry with electrical, and custom cabinets have Richelieu pullouts. Custom lighting with dimmers and undermount cabinet lighting. Water softener is included as well as Kinetico water purification system.

This home is complete with Hunter Douglas custom blinds on remote control. High end hardwood on both main and upper floors. Single car private garage that is insulated and heated adds to your lifestyle. Enjoy warm summer evenings with central air conditioning. Walk to Shaganappi Golf Course in minutes or hit balls at the range. Quick access to Edworthy Park and pathway systems. Alex Ferguson-a top ranked school in Calgary is down the block and Shaganappi Community



has tennis courts, dog parks and skating rinks.

Western Canada Highschool catchment is available in this area as well as all the amenities of 17th Avenue.

Full warranty available on this lovely new home. Builder has done above code double noise reducing insulation and many other upgrades.

This is an above average home in the inner city that provides an amazing lifestyle. Parallel to none!

Built in 2025

Essential Information

MLS® #	A2211734
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 1443 26 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K4

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Single Garage Detached

of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 14th, 2025

Days on Market 6

Zoning M-CG d65

Listing Details

Listing Office Real Estate Professionals Inc.

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