

**Unit G, 2220 26 Avenue SW
Calgary, Alberta**

MLS # A2160191



\$759,000

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	M-CGd72/M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

2.99% EXCLUSIVE INTEREST RATE | Welcome to Richmond Luxe, built by Crystal Creek Homes. Where modern townhome living meets timeless elegance in the heart of the established Richmond community, this stunning townhome features 2 master bedrooms, 2 1/2 bathrooms and undeveloped walkout basement. Step inside and experience the luxury of 9' main floor ceilings and exquisite luxury vinyl plank flooring throughout the main floor, setting the stage for a sophisticated lifestyle. Throughout the home, knockdown textured ceilings add an extra layer of refinement, ensuring every corner exudes elegance. The heart of the home, the stunning kitchen, beckons with quartz countertops, designer cabinetry, and a full-height tile backsplash, perfectly complemented by sleek black stainless steel appliances and black hardware. The large island, featuring a silgranite undermount sink and a beautiful feature light fixture above, invites culinary creativity and serves as the focal point for gatherings. And just steps away, your private patio awaits, promising delightful evenings of BBQs and relaxation. Ascend the staircase, where the beauty of craftsmanship unfolds with a gorgeous black metal spindle railing, accompanied by a shaker oak handrail. All bathrooms throughout the home boast quartz countertops and stunning polished tile, promising indulgent moments of self-care. The master retreat boasts a luxurious 4-piece ensuite bathroom with fully tiled shower and spacious walk-in closet offering a sanctuary of comfort and style. The second floor further impresses with an additional master bedroom with its own 3-piece ensuite bathroom as well as convenient laundry room, equipped with stackable front load steam washer and dryer, adding practicality to luxury living. With the walkout basement ready for your personal touch, this home presents an opportunity to

customize your living space to suit your unique style and needs. Enjoy having your own single detached garage just steps away from your front door and the ease of townhome living, having your lawn mowed and snow shovelled. Indulge in luxury living at Richmond Luxe, where every detail is meticulously crafted for your utmost comfort and enjoyment. Reach out today and discover the epitome of refined living in Richmond. Photos are virtually staged of another unit and are not an accurate depiction of current property.