

3, 1443 26 Street SW  
Calgary, Alberta

MLS # A2164534



## \$750,000

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-CG d65
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Quartz Counters, Recessed Lighting		

**Inclusions:** n/a

Beautiful 3 bedroom 3.5 bathroom home in Shaganappi. This east facing townhome offers a fully landscaped front yard and fenced yard and patio. Open layout on main floor provides flexibility as far as dining, den or living areas. The kitchen is elegant and has a walk in pantry with sitting area on island. Fun south light in sink area. Nook for office or hobby place. The upper floor has 2 master suites with bathrooms and balcony over looking the city. Basement is bright and cheery with 3 bedroom and bathroom. Experienced high quality builder in Calgary. Detached private single garage with private entry. A block to west line train and bike trails and Shaganappi golf course. Enjoy the area on 17th ave for nightlife and eating and cafes. This is a perfect spot to call home.