

# \$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

OPEN HOUSE SAT May 3 2-4pm and May 4 12-2pm 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	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	April 14th, 2025
Days on Market	21
Zoning	M-CG d65

### Listing Details

Listing Office	Real Estate Professionals Inc.
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