

# \$775,000 - 2, 2220 26 Avenue Sw, Calgary

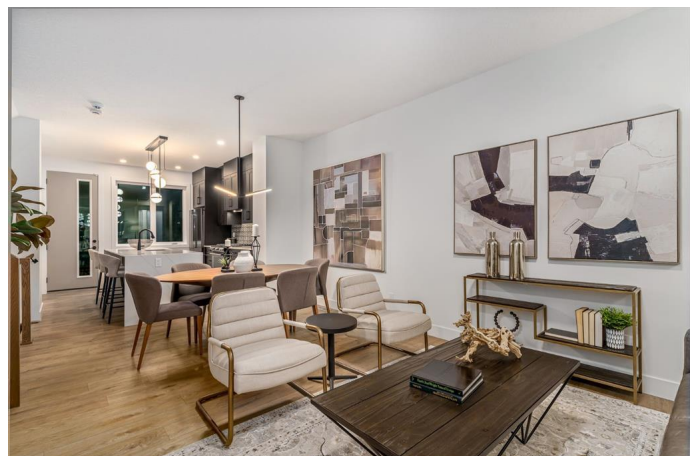
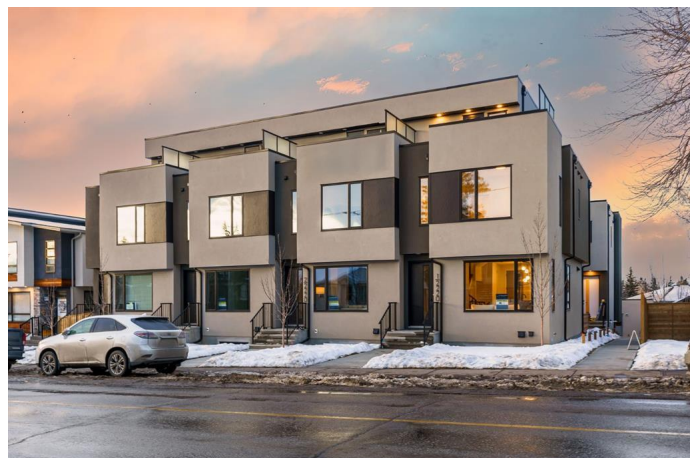
MLS® #A2183050

**\$775,000**

2 Bedroom, 4.00 Bathroom, 1,581 sqft  
Residential on 0.00 Acres

Richmond, Calgary, Alberta

OPEN HOUSES April 3rd 1-4PM | April 4th 4-6PM | April 5th 11AM-4PM | April 6th 11AM-4PM! The ideal inner city lifestyle. Constructed by highly acclaimed builder Crystal Creek Homes, this meticulous residence is a testament to keen craftsmanship and spares no details. Luxury vinyl plank flooring, knockdown textured ceilings, and designer light fixtures are merely a few of the elements embedded throughout that truly elevate this home. Enter the impressive foyer and into expansive 9' ceilings, with huge south facing triple-glazed argon fill windows illuminating the living room and adjacent dining area. An open layout leads into the beautifully adorned kitchen, equipped with black stainless steel appliances, complementing black hardware, and geometric tiled backsplash. Quartz countertops, sleek dark cabinetry and a waterfall island with a Blanco Silgranit undermount sink seamlessly create the perfect environment for gastronomy enthusiasts looking to refine their technique, and host intimate gatherings with loved ones. A backyard outdoor amenity space is the opportune addition for summer evening BBQs or to simply enjoy a moment of fresh air. Tucked at the rear is the polished powder room with a highly efficient WaterSense toilet and undermount sink. Ascend the black metal spindled staircase with a durable shaker oak handrail and explore two palatial bedrooms, each with their own four piece ensuite bathrooms embellished with elegant quartz



countertops, undermount sinks and wall tile detailing on the bathtub/shower surround all the way up to the ceiling. The primary bedroom includes a spacious walk-in-closet, a perfect accompaniment to the conveniently located stackable front load steam washer and dryer, injecting practicality and comfort into this luxurious offering. Escape to the third level loft, a thoughtfully curated ambience to unwind or entertain. With a unique multi-use area that can be easily converted into a family room, office, or bar/lounge, additional powder room, and exclusive rooftop patio that offers peeks of the mountains to the west. The undeveloped basement is as spacious as it is versatile, awaiting your personal customizations and individual flare to transform it from the existing sweeping storage space and executing your creative vision. Intricate upgrades that include a High Efficiency Two-Stage furnace, Ecobee5 Smart Thermostat, active HRV system, as well as spray foaming of all cantilevers, rim joists and window openings for enhanced insulation. Enjoy all of the perks that come with an inner city townhome lifestyle, including the favourably located garage steps away from your front door, quick commuting times, along with the bonus of having exterior maintenance taken care of for you. Set against the vibrant amenities and attractions found within Marda Loop, this home provides a remarkable opportunity to pamper yourself daily, all while living in a desirable and energetic community centrally positioned with quick access the rest of the city.

Built in 2024

### **Essential Information**

MLS® #	A2183050
Price	\$775,000
Bedrooms	2

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,581
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	2, 2220 26 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1E8

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None, Rough-In
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 18th, 2024
Days on Market	106
Zoning	M-CG d72

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.