

\$1,099,000 - 2430 26 Avenue Nw, Calgary

MLS® #A2193553

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,003 sqft
Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

See the 3D Video Welcome to this exquisite home that exemplifies luxury and attention to detail. The main floor impresses with its 10-foot over-height ceilings, creating a spacious and airy ambiance. Quality craftsmanship is showcased throughout, featuring 7.5-inch oak hardwood flooring that extends from the main floor to the hallway on the 2nd floor, master bedroom, and walk-in closet. The modern kitchen is a culinary enthusiast's dream, boasting granite backsplash and countertops, a large central waterfall island, and integrated stainless steel Bosch appliances. Adjacent to the kitchen is a generous dining area with ample natural light, while the family room offers a beautifully decorated gas fireplace with a sliding door leading to the sunny back deck. The practical mudroom provides storage and seating. The bathrooms offer luxurious retreats with LED mirrors, dimmable lighting, and anti-fog functionality. The beautiful master bedroom features a vaulted ceiling, an extra large window and a massive walk-in closet. The master bathroom includes a heated tile floor and a modern shower area creating a warm environment for relaxation and therapeutic purposes. The second and third bedrooms are filled with light and spacious enough to accommodate a queen-size bed. The loft on the second floor serves as an ideal space for studying or working from home, and a convenient 4-piece bathroom is located near the additional bedrooms. The well-designed



lower level features a welcoming family room, a large dining area, a dreamy wet bar with soft-closing cabinets, a fourth bedroom with ample natural light, and another 4-piece bathroom. Additional features of this exceptional home include custom-built closet organizers, 10-foot flat ceilings on the main floor and 9-foot ceilings on the upper and lower levels, built-in speakers, a second-floor laundry room with custom built cabinets, a sunny backyard, rough-in for an Air Conditioning System, hydronic in-floor heating rough-ins in the basement and a rough-in for a Central Vacuum. The double detached garage is drywalled and insulated on the walls which provides convenience and ample storage space. This home is a true masterpiece, seamlessly combining elegance, functionality and exceptional design.

Built in 2024

Essential Information

MLS® #	A2193553
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,003
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2430 26 Avenue Nw
Subdivision	Banff Trail

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2G9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Built-in Features
Appliances	Bar Fridge, Built-In Oven, Built-In Range, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Paved
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2025
Days on Market	25
Zoning	R-C2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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