

# \$1,050,000 - 1440 26a Street Sw, Calgary

MLS® #A2242191

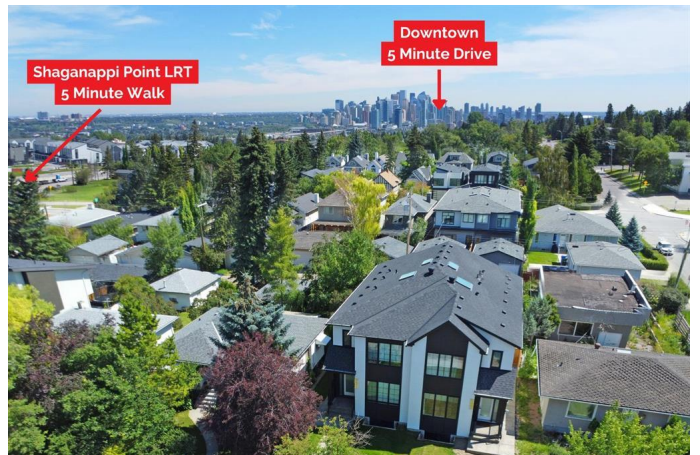
**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* THIS IS NOT YOUR TYPICAL INFILL – this custom-designed home features hand-selected interior finishings and numerous upgrades throughout, including a LEGAL 2-BED BASEMENT SUITE with fully private separate entrance. Features are literally too numerous to list and must be seen to be appreciated, including not one but FOUR fireplaces, an EV-ready garage, multiple skylights, feature walls and custom tilework, custom built-ins, engineered hardwood and LVP flooring, central AC, electronic blinds and much more. Featuring a showstopping high-contrast black and white interior design, this exceptional infill home was meticulously designed to combine style with function and is in excellent condition throughout. The open-concept main floor features soaring 9-ft ceilings, wide-plank engineered hardwood flooring, and enormous windows throughout. A stunning designer kitchen boasts an enormous central island with quartz waterwall countertops and bar seating for four, perfect for entertaining. Ceiling-height flat panel cabinetry with frosted glass features, under-cabinet lighting, and an upgraded appliance package including a gas stove with griddle and French door fridge/freezer. On either side of the kitchen are a spacious front dining area and cozy living room with wide-format fireplace. A TOTALLY UNIQUE design includes a SEPARATE REAR



SOLARIUM at the rear of the home,  
PERFECT FOR A QUIET HOME OFFICE,  
second living room, or home-based business.  
Sliding glass doors here from the main living  
space allow for natural light to flow while noise  
transfer from the rest of the house is kept to a  
minimum. Upstairs, 3 spacious bedrooms and  
2 full baths reside, including the enormous  
primary suite with vaulted ceilings, walk-in  
closet with organizers, and private 5-piece  
ensuite bath with barn door, free-standing  
soaker tub, oversized glass-enclosed shower,  
and oversized vanity with dual undermount  
sinks. The developed basement boasts a  
LEGAL 2-bedroom basement suite, fully  
self-contained with a private entrance and  
stairwell, boasting 9-ft ceilings and oversize  
windows, low-maintenance LVP flooring and  
separate laundry services. The smart floorplan  
includes an open-concept kitchen with  
ceiling-height cabinetry, stainless steel  
appliances, quartz counters and an island with  
bar seating. Plus, there is room for both a  
living room AND a dining room – a rarity for  
lower-level suites. Outside, a fully fenced yard  
includes a concrete patio and greenspace,  
with quick access to the insulated and  
drywalled double garage. Located on a quiet  
residential street in Shaganappi, this fantastic  
infill home is just a 3-min walk to the West  
LRT, 6-min walk to the community centre with  
park and tennis courts, 10-min walk to  
Killarney pool, 9-min walk to Shaganappi golf,  
and a 5-min walk to 17 Ave with numerous  
restaurants and amenities. And, you are less  
than 10-min by car to the downtown business  
core!

Built in 2022

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2242191    |
| Price  | \$1,050,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,917                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1440 26a Street Sw |
| Subdivision | Shaganappi         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3C 1K8            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Stove                               |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 4                                                                                                                                |
| Fireplaces        | Electric, Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full                                                                                                                             |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                         |
| Construction      | Composite Siding, Stucco, Wood Frame    |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 105             |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.