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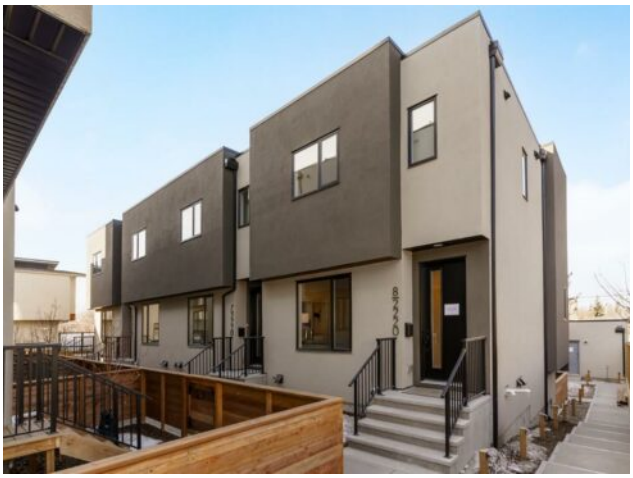
8, 2220 26 Avenue SW
Calgary, Alberta

MLS # A2243801



$659,900

Division:	Richmond		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,327 sq.ft.	**Age:**	2024 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 367
Basement:	Full, Unfinished, Walk-Out To Grade	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-CG d72
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	Dishwasher, Dryer, Garage Controls, Gas Range, Range Hood, Refrigerator, Washer		

Builder Incentive to cover all condo fees for the first year OPEN HOUSES August 9th 1-3PM! Constructed by acclaimed builder Crystal Creek Homes, this modern townhouse embodies the ideal inner city lifestyle. A truly meticulous residence that emulates keen craftsmanship and spares no details. Luxury vinyl plank floors, knockdown textured ceilings, and designer light fixtures are merely a few elements embedded throughout that elevate this home. Enter the impressive foyer into expansive 9' ceilings, with huge south facing triple-glazed argon fill windows illuminating the living room and adjacent dining. An open layout leads into the beautifully adorned kitchen, equipped with black stainless steel appliances, complementing black hardware, and geometric tiled backsplash. Quartz counters, 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. Tucked at the rear is the polished powder room with a highly efficient toilet and undermount sink. Ascend the lushly carpeted staircase with a durable shaker oak handrail and explore three palatial bedrooms. The spacious primary retreat includes a large closet and an accompanying ensuite with stylish vanity lighting and glass enclosed shower. An additional four piece bathroom is embellished with elegant backsplash and tile detailing on the bathtub/shower surround all the way up to the ceiling. Conveniently located upper laundry injects practicality and comfort into this luxurious offering. Escape below to the undeveloped walkout basement, which is as spacious as it is versatile, and awaiting your personal customizations and individual flare to transform it from a storage area to executing your unique creative vision. The sweeping space and

private entrance also provides an opportunity to legally suite the basement as per the City of Calgary guidelines for additional income generation. A connected outdoor amenity space is the opportune addition for summer evening BBQs or to simply enjoy a moment of fresh air. Intricate upgrades 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.

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