587-899-3773
justin@realtyaces.ca

218 26 Avenue NW
Calgary, Alberta

MLS # A2339874



$858,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,955 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Sleek, Modern, and Bathed in Natural Light! Welcome to this beautifully designed contemporary home featuring impressive 9-foot ceilings on ALL three floors, 6-inch wide-plank flooring, and a seamless open-concept layout that allows light to pour effortlessly from front to back. The heart of the home is a chef-inspired kitchen outfitted with bright quartz countertops, a premium KitchenAid appliance package with a gas cooktop, an abundance of storage, and a massive central island perfect for entertaining. A dedicated tech/drop zone offers the perfect spot for laptops or cookbooks. The main level is completed by flat painted ceilings, a spacious dining area, and a stunning great room anchored by a 42-inch linear gas fireplace with sophisticated staggered shelving and a designer tile surround. An abundance of oversized windows and two upper skylights ensure the entire home feels remarkably bright and airy. Upstairs, the executive layout features 8-foot solid-core doors, a convenient laundry room with sink, a 5-piece main bath, and two secondary bedrooms with large closets. The grand primary suite showcases soaring vaulted ceilings, a spacious walk-in closet with custom built-ins, and a spa-like 5-piece ensuite complete with a relaxing jet tub and heated floors. The fully finished lower level is an entertainment haven, boasting a large recreation room with a second gas fireplace, a wet bar, a dedicated storage/wine room, a 4-piece bathroom, and a massive fourth bedroom with its own walk-in closet. Outside, enjoy the low-maintenance landscaping with exposed aggregate sidewalks and a double detached garage. The home features central air conditioning throughout along with a newer hot water tank. Combining high-end architectural details with everyday functionality, this turnkey property is a must-see.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Century 21 Bamber Realty LTD.. Information is believed to be reliable but not guaranteed.