587-899-3773
justin@realtyaces.ca

7308 26 Avenue SW
Calgary, Alberta

MLS # A2343883



$1,008,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautiful home in the highly sought-after community of Springbank Hill, ideally located within walking distance to Griffith Woods School, Ernest Manning High School, the C-Train, Westside Recreation Centre, playing fields and a variety of amenities. This home features 3+1 bedrooms, a den, 3.5 bathrooms, a spacious bonus room and a fully finished basement. The spacious foyer welcomes you into the home, with a convenient front office area. The main floor showcases gleaming hardwood floors and a open, functional layout. The inviting island kitchen features maple cabinetry, granite countertops, stainless steel appliances and a gas stove, along with a convenient walk-through pantry leading to the mudroom/laundry room and double attached garage. The spacious dining and living rooms overlook the private backyard, creating an ideal space for everyday living and entertaining. Upstairs, the generous bonus room features plantation shutters and beautiful mountain and valley views. The primary bedroom offers a walk-in closet and a 4-piece ensuite. Two additional bedrooms, including one with views and another with a walk-in closet, share a second 4-piece bathroom. The fully developed basement provides excellent additional living space with a fourth bedroom, full bathroom and a versatile family/games room featuring a freestanding gas fireplace. Outside, enjoy the large, private backyard and cedar deck, perfect for relaxing, entertaining or enjoying the outdoors. An exceptional opportunity to own a spacious family home in a fantastic location with easy access to transit, recreation, schools and amenities. Roof (2024), HWT (2018).

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