

# \$1,495,000 - 639 26 Avenue Nw, Calgary

MLS® #A2204677

**\$1,495,000**

3 Bedroom, 4.00 Bathroom, 2,530 sqft

Residential on 0.09 Acres

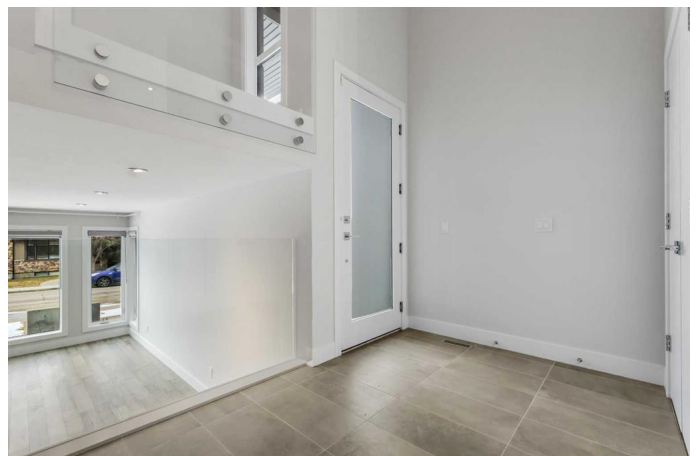
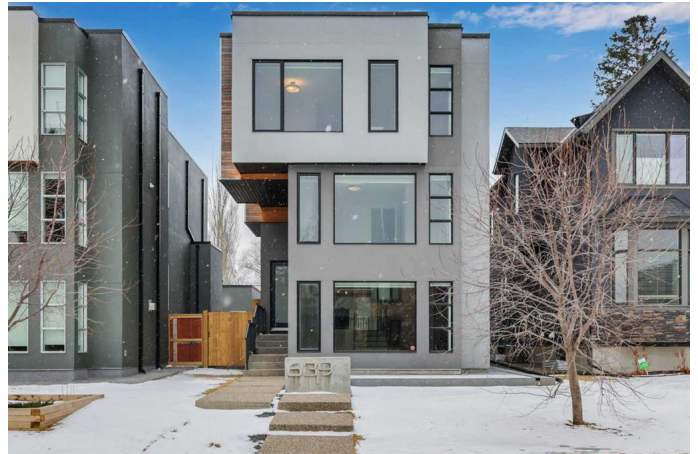
Mount Pleasant, Calgary, Alberta

Distinction by it's extremely unique architecture and countless upgrades. 32â€™™ lot with a TRIPLE car garage. 3 bedrooms up with an optional 4th room on the mezz that could be a bedroom, office, library or bonus room. Large alley style kitchen with 36â€™™8â€™• of 1/4 cut sawn rifted oak custom millwork featuring Sub-Zero and Jenn Air commercial series appliances. 3 storey brick feature wall with glass railings, wide plank hardwood flooring coupled with designer series tiles. Main floor has 12â€™™ ceilings while the master suite boasts 10â€™™. The design offers 2 laundry rooms, also a designated theatre room or optional 5th bedroom in the basement. Mechanicals include a 4 zoned system Carrier Infinity Furnace and a tankless hot water heater. The list goes on and on. No expenses spared in this former Show Home. A must see luxury infill.

Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204677    |
| Price          | \$1,495,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,530       |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 2014        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 3 Storey    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 639 26 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | t2m 2e6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings  |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Flat Torch Membrane   |

|              |   |
|--------------|---|
| Construction | Cedar, Concrete, Manufactured Floor Joist, See Remarks, Silent Floor Joists, Stucco, Wood Frame |
| Foundation   | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 122              |
| Zoning         | R-CG             |

### **Listing Details**

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

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