

# \$1,475,000 - 639 26 Avenue Nw, Calgary

MLS® #A2204677

## \$1,475,000

3 Bedroom, 4.00 Bathroom, 2,530 sqft

Residential on 0.09 Acres

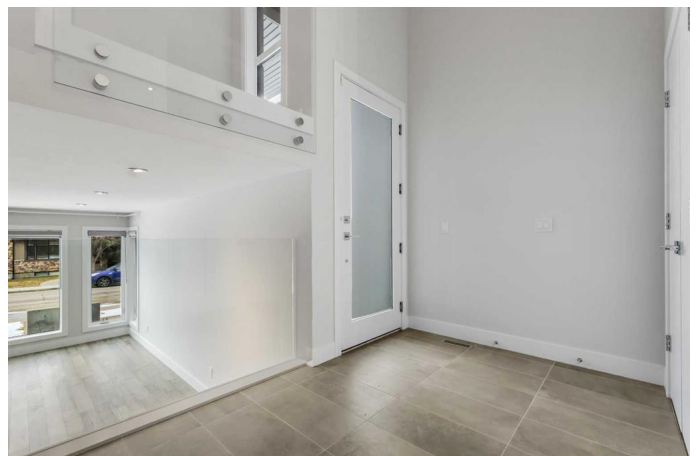
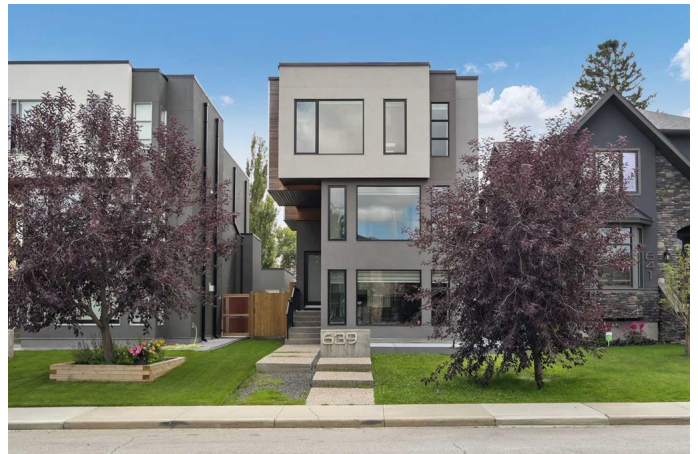
Mount Pleasant, Calgary, Alberta

Distinction by it's extremely unique architecture and countless upgrades. 32'x120' 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 36" 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 12' ceilings while the master suite boasts 10'. 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	\$1,475,000
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	2 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, Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Range Hood, 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, Silent Floor Joists, See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	145
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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