

# \$1,250,000 - 1427 26a Street Sw, Calgary

MLS® #A2208630

**\$1,250,000**

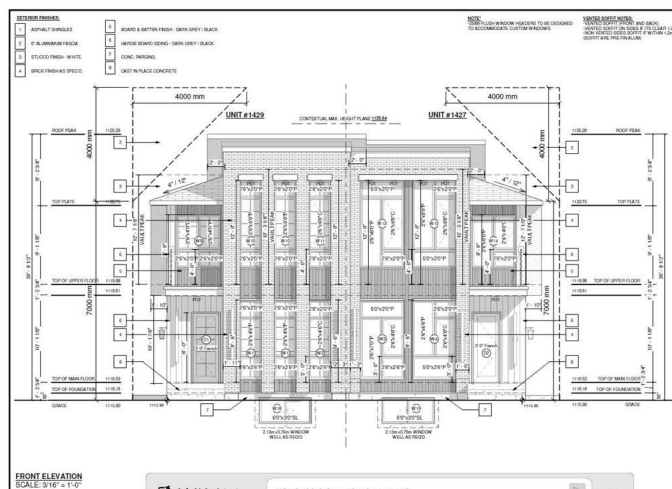
5 Bedroom, 4.00 Bathroom, 2,014 sqft  
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

BRICK EXTERIOR | BUTLER'S PANTRY | MUDROOM | BONUS ROOM/OFFICE | STEPS TO TRANSIT | Welcome to 1427 26A Street SW, a beautifully crafted semi-detached infill located in the heart of Shaganappi. This home is currently under construction and the estimated completion for both units is July 2025. This brand-new 2-storey home will offer over 3,000 square feet of developed living space and blends luxury, functionality, and inner-city convenience. With four bedrooms plus a dedicated office, this home is perfect for families, professionals, or anyone seeking contemporary design with premium finishes.

The main floor impresses with soaring 10-foot ceilings, wide-plank engineered hardwood flooring, and 8-foot doors. The gourmet kitchen features quartz countertops, a gas stove, built-in microwave, hood fan, custom cabinetry, a walk-in pantry, and a large island with breakfast bar seating. A formal dining area and a cozy living room with gas fireplace and built-in millwork complete this elegant open-concept space. A stylish powder room with designer lighting and custom vanity adds to the home's appeal.

Upstairs, you'll find 9-foot ceilings throughout, an expansive primary suite with large windows, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite with in-floor heating, dual sinks, quartz counters, freestanding soaker tub, and a tiled glass



shower. Two additional bedrooms offer generous space and light, while the main bathroom includes double sinks and full-height tile tub surround. The upper floor also features a spacious laundry room with built-in cabinetry and a linen closet.

The fully finished basement is designed for entertaining, with a large recreation room, custom wet bar with floating shelves and tile backsplash, plush carpet flooring, a fourth bedroom with a built-in workstation, and a 4-piece bathroom. The basement also includes rough-ins for in-floor heating.

Additional highlights include a double detached garage equipped with a 200 AMP panel for electric vehicle charging, central air rough-in, smart thermostat, HRV, high-efficiency furnace, 100 AMP panel in the home, and a sump pump. The exterior is finished with a combination of Hardie board, smart board, and stucco, paired with dual-pane black vinyl windows. Enjoy outdoor living with exposed aggregate walkways, a rear patio, full landscaping, and a BBQ gas line.

Backed by a comprehensive builder warranty and the Alberta New Home Warranty Program, this home provides peace of mind along with exceptional value. Located minutes from downtown, transit, schools, parks, and shopping, this is a rare opportunity to own a brand-new home in one of Calgary's most desirable inner-city communities.

Built in 2025

### **Essential Information**

MLS® #	A2208630
Price	\$1,250,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,014
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1427 26a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), In Floor Roughed-In
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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