

# \$549,900 - 10942 26 Street Sw, Calgary

MLS® #A2203061

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

Looking for the perfect place to call home? Very seldom do these units come up for sale in this 12 unit complex. This sprawling townhome boasts over 1720+ sq ft of living space over 2 levels. Highlights of this home include a large kitchen w/ room for a table & chairs, an abundance of beautiful white cabinetry for a stunning & clean look, sizeable windows (w/ UV protective film) for a bright atmosphere, vaulted ceiling in the living room, 1 balcony on upper level off the kitchen, walk-out patio on lower level, gas fireplace, separate dining area, and oversized bedrooms. Downstairs possesses endless opportunities - for an additional bedroom and bathroom, or enjoy the supersized rec room as it is. And enjoy the huge greenspace in your backyard, with no neighbors behind! Don't forget to check out the immense double attached garage, with plenty of room for 2 vehicles, plus storage. Conveniently located within walking distance to all amenities, including a Calgary Co-op, Southland Leisure Centre, Glenmore Reservoir and the beautiful Fish Creek Park!



Built in 1997

## Essential Information

MLS® # A2203061

Price \$549,900

Bedrooms 2

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,728         |
| Acres          | 0.08          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10942 26 Street Sw |
| Subdivision | Cedarbrae          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W 6H9            |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | None                                                   |
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Attached, Garage Door Opener, Off Street |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings            |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Mantle, Tile                                                                                                   |
| Basement          | None                                                                                                                |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                            |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, |

Low Maintenance Landscape, See Remarks, Street Lighting, Irregular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 37

Zoning M-CG

### **Listing Details**

Listing Office RE/MAX Landan Real Estate

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