

\$899,900 - 444 26 Avenue Nw, Calgary

MLS® #A2212113

\$899,900

4 Bedroom, 4.00 Bathroom, 1,894 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

****Open house Saturday April 19 from 2:30-4 pm**** Welcome to this beautifully maintained semi-detached home on a quiet, sought-after street with no high-density properties on the street. This very bright home with 9 foot ceilings offers a layout that is both functional + inviting, featuring a bright front living room, hardwood flooring throughout the main + a spacious kitchen with abundant cabinet space, a central island + a charming sitting room with brick feature wall + gas fireplace just off the kitchen. The informal dining area adds flexibility for everyday meals or entertaining. Solid maple stairs with wrought iron railing lead to the upper level which offers three well-sized bedrooms. This includes a generous primary retreat complete with a large ensuite featuring dual sinks, a jetted tub + a stand-alone shower. The convenient upper-level laundry room is outfitted with a sink + folding table for added convenience. Custom closets + closet organizers are beneficial for keeping everything organized. The window coverings are Hunter Douglas, a nice upgrade to the home. The lower level is perfect for guests or relaxing evenings, with a comfortable family room, a full bath + a fourth bedroom with a massive walk-in closet. Located minutes from schools, SAIT, U of C, hospitals, parks + downtown, this home blends comfort, practicality + a prime location.

Built in 2013



Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2212113 |
| Price | \$899,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,894 |
| Acres | 0.07 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 444 26 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 2E2 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 14 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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