

# \$1,549,000 - 639 26 Avenue Nw, Calgary

MLS® #A2204677

## \$1,549,000

3 Bedroom, 4.00 Bathroom, 2,530 sqft  
Residential on 0.09 Acres

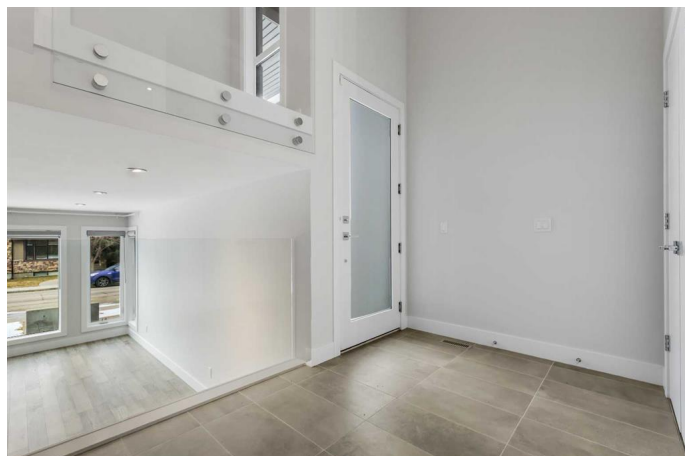
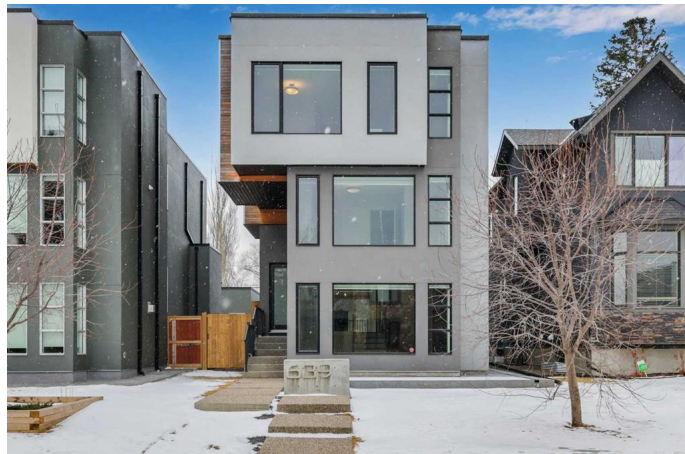
Mount Pleasant, Calgary, Alberta

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	\$1,549,000
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, Stucco,  
Wood Frame, Silent Floor Joists

Foundation Poured Concrete

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 20

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.