

# \$839,000 - 314 26 Avenue Ne, Calgary

MLS® #A2221211

**\$839,000**

4 Bedroom, 4.00 Bathroom, 1,692 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this meticulously crafted 2-storey semi-detached home, perfectly located on a quiet street in the highly sought-after inner-city community of Tuxedo Park—just minutes from downtown, with easy access to transit, schools, parks, bike paths, and a vibrant array of shops and dining.

Boasting standout curb appeal with durable Hardie board siding and rich brick accents, this home impresses inside and out. The bright, open-concept main floor features 9' ceilings, large windows, and wide-plank engineered hardwood floors, creating a welcoming and stylish atmosphere. The gourmet kitchen is a true centrepiece with ceiling-height soft-close cabinetry, quartz countertops, a 5-burner gas range with chimney hood fan, a spacious island with seating, dual under-mount sink, and walk-in pantry—perfect for both cooking and entertaining.

A rear mudroom with built-in bench, convenient 2-piece powder room, roughed in central-vac and thoughtful layout complete the main level.

Upstairs, retreat to your luxurious primary suite with a spa-inspired 5-piece ensuite featuring heated tile floors, a freestanding soaker tub, glass walk-in shower, and double sinks with upgraded fixtures. The custom walk-in closet with built-in shelving ensures everything has its place. Two additional south-facing



bedrooms with added solar control window film to reduce heat, a full 4-piece bath, and upper-level laundry add to the family-friendly appeal.

The fully finished basement offers versatile space with a soundproofed rec room, a generous 4th bedroom, and an additional 4-piece bathroom—ideal for guests, teens, or cozy movie nights.

Enjoy sunny afternoons in your private, low-maintenance backyard complete with a natural gas BBQ hookup and a double detached garage with drive-through garage doors.

This home truly checks every box—modern finishings, thoughtful design, unbeatable location. Don't miss your opportunity to live in one of Calgary's most connected and desirable inner-city communities!

Built in 2018

**Essential Information**

MLS® #	A2221211
Price	\$839,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,692
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	314 26 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 All Stars Realty Ltd.
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