

\$929,900 - 418 26 Avenue Nw, Calgary

MLS® #A2223318

\$929,900

4 Bedroom, 4.00 Bathroom, 1,929 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to Mount Pleasant! This beautifully upgraded semi-detached infill offers quality craftsmanship and a smart, functional layout. Boasting 4 bedrooms, 3.5 bathrooms, and nearly 2,835 sq.ft. of total living space, this home includes a double detached garage with a paved back lane. The main floor features soaring 9'™ ceilings and a spacious front office/den (with custom built-ins), perfect for working from home. The open-concept kitchen showcases a stylish two-tone design with quartz countertops, a central island, and high end Thermador kitchen appliance package including a 36"™ Thermador gas range w/chimney style hoodfan, Thermador built-in fridge and paneled front cabinet front Bosch dishwasher. The generous living room centers around a sleek Linear Napoleon gas fireplace, with an adjacent dining area ideal for entertaining.

Upstairs, the primary suite impresses with dual walk-in closets complete with custom built-ins. The spa-inspired 5-piece ensuite includes double vanities, a soaker tub, and a tiled glass shower (with Kohler digital controller, body sprays, rain shower and handwand). Two additional bedrooms, a full bathroom, and a laundry room with side-by-side washer/dryer, cabinetry, and a sink complete the upper level. The fully finished basement offers another level of comfort with in-slab heat & 9'™ ceilings, a large fourth bedroom with dual closets, a full bathroom, a spacious rec room with wet bar and wine storage, plus a utility



room, and an additional flex space perfect for a gym, yoga studio, or second office. Outside, enjoy the low-maintenance backyard with an exposed aggregate patio and artificial turf. The insulated and drywalled garage easily accommodates two SUVs. Additional upgrades include: built-in speakers (wired for sound), smart thermostat, central A/C, and blackout blinds in all bedrooms. Located on a beautiful street lined with newer homes, this property is just steps from Lina’s Italian Market, 4th Spot Restaurant, Confederation Park, top-rated schools, and offers easy access to downtown via car or transit. Pride of ownership is evident throughout original owners.

Built in 2012

Essential Information

MLS® #	A2223318
Price	\$929,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,929
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	418 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M2E2

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Walk-In Closet(s)
Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer
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, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025
Days on Market 3
Zoning R-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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