

**10942 26 Street SW**  
**Calgary, Alberta**

**MLS # A2203061**



**\$549,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

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!