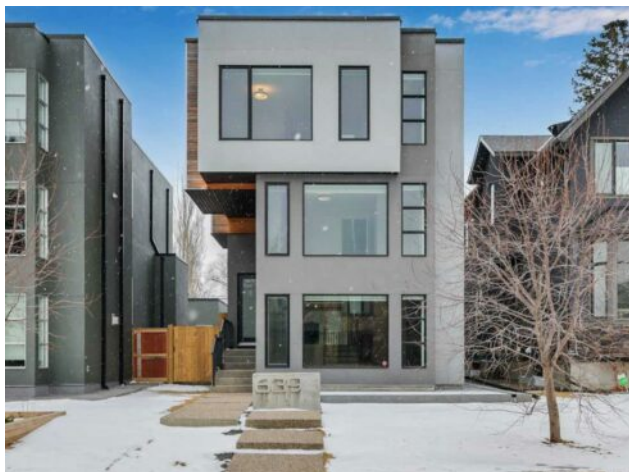


**639 26 Avenue NW**  
**Calgary, Alberta**

**MLS # A2204677**



**\$1,495,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,530 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Manufactured Floor Joist, See Remarks, Silent Floor Joists, Solid, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Office Wall Unit		

Distinction by it's extremely unique architecture and countless upgrades. 32' 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 36" 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 12' ceilings while the master suite boasts 10'. 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.