

# \$999,900 - 3212 26a Street Sw, Calgary

MLS® #A2261037

**\$999,900**

4 Bedroom, 2.00 Bathroom, 1,582 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 4TH FROM 1-3 PM. Beautifully updated & absolutely charming 3+1 bedroom 1.5 storey home offering over 2200 sq ft of living space & situated on a 50'x125' lot in the Richmond wedge, which is a lovely enclave of single family homes. The main level presents hardwood floors, showcasing a spacious living room anchored by a wood burning feature fireplace. The bright dining room has ample space to host family & friends. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, cozy eating bar, plenty of storage space & stainless steel appliances. The second level hosts 3 bedrooms & an updated 4 piece bath. Basement development includes a large family/recreation room, fourth bedroom & 3 piece bath. Completing the basement is a large storage room & laundry facilities. Other notable features include central air conditioning, roomy west facing front porch & large back yard with deck plus patio with BBQ gas line. Parking is effortless with an oversized double detached garage. The location is incredibly convenient, close to Richmond Green Park, vibrant Marda Loop, schools, shopping, public transit & easy access to Crowchild Trail.

Built in 1952

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2261037          |
| Price          | \$999,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,582             |
| Acres          | 0.14              |
| Year Built     | 1952              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3212 26a Street Sw |
| Subdivision | Richmond           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2E 2E3            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters, Recessed Lighting, Soaking Tub  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 6                 |
| Zoning         | R-CG              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.