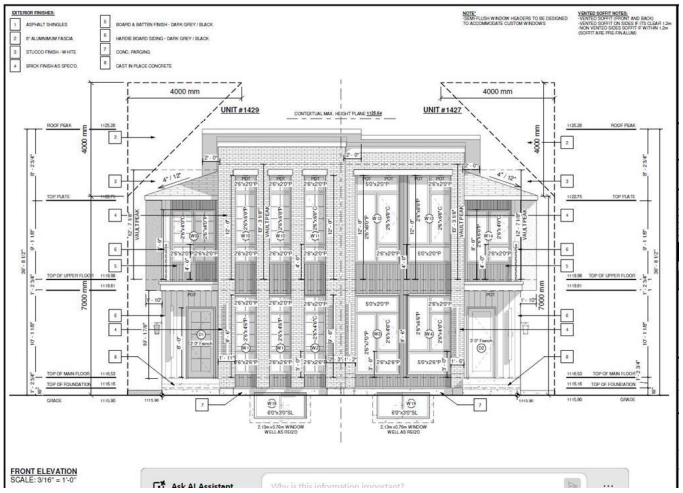
$1,250,000 - 1427 26a Street Sw, Calgary

MLS® #A2208630

$1,250,000
5 Bedroom, 4.00 Bathroom, 2,014 sqft
Residential on 0.07 Acres



Shaganappi, Calgary, Alberta

BRICK EXTERIOR | BUTLER'S PANTRY | MUDROOM | BONUS ROOM/OFFICE | STEPS TO TRANSIT | LEGAL BASEMENT SUITE | Welcome to 1427 26A Street SW, a beautifully crafted semi-detached infill located in the heart of Shaganappi. This home is currently under construction and the estimated completion for both units is July 2025. This brand-new 2-storey home will offer over 3,000 square feet of developed living space and blends luxury, functionality, and inner-city convenience. With three bedrooms plus a dedicated office, this home is perfect for families, professionals, or anyone seeking contemporary design with premium finishes. On top of that it offers a two bedroom legal basement suite OR you can have the option of a large recreational area with a wet bar.

The main floor impresses with soaring 10-foot ceilings, wide-plank engineered hardwood flooring, and 8-foot doors. The gourmet kitchen features quartz countertops, a gas stove, built-in microwave, hood fan, custom cabinetry, a walk-in pantry, and a large island with breakfast bar seating. A formal dining area and a cozy living room with gas fireplace and built-in millwork complete this elegant open-concept space. A stylish powder room with designer lighting and custom vanity adds to the home's appeal.

Upstairs, you'll find 9-foot ceilings throughout, an expansive primary bedroom with large

windows and 13.5-foot vaulted ceilings, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite with in-floor heating, dual sinks, quartz counters, freestanding soaker tub, and a tiled glass shower. Two additional bedrooms offer generous space and light, while the main bathroom includes double sinks and full-height tile tub surround. The upper floor also features a spacious laundry room with built-in cabinetry and a linen closet.

The basement is your option of a two bedroom legal basement suite or can be designed for entertaining, with a large recreation room, custom wet bar with floating shelves and tile backsplash, plush carpet flooring, a fourth bedroom with a built-in workstation, and a 4-piece bathroom.

Additional highlights include a double detached garage equipped with a 200 AMP panel for electric vehicle charging, central air rough-in, smart thermostat, HRV, high-efficiency furnace, 100 AMP panel in the home, and a sump pump. The exterior is finished with a combination of Hardie board, brick, and stucco, paired with dual-pane black vinyl windows. Enjoy outdoor living with exposed aggregate walkways, a rear deck, full landscaping, and a BBQ gas line.

Backed by a comprehensive builder warranty and the Alberta New Home Warranty Program, this home provides peace of mind along with exceptional value. Located minutes from downtown, transit, schools, parks, and shopping, this is a rare opportunity to own a brand-new home in one of Calgaryâ€™s most desirable inner-city communities.

Built in 2025

Essential Information

MLS® #	A2208630
Price	$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,014
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1427 26a Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s)
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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