

# \$549,900 - 10942 26 Street Sw, Calgary

MLS® #A2203061

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0.08 Acres

Cedarbrae, Calgary, Alberta

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!

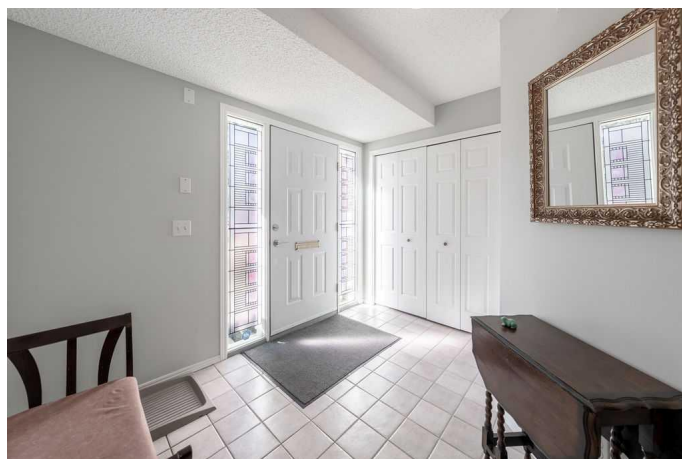
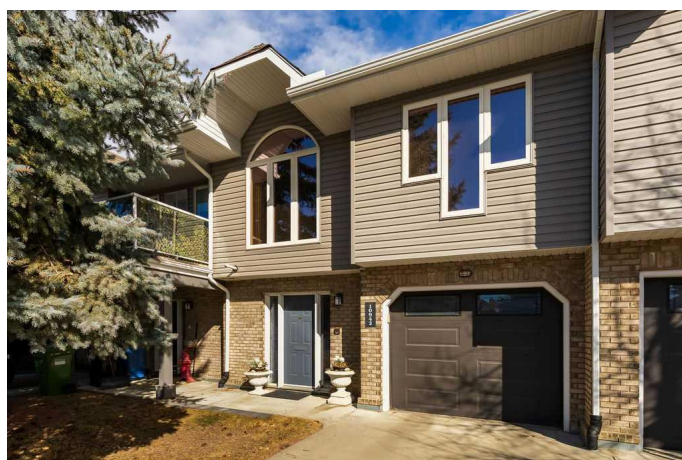
Built in 1997

## Essential Information

MLS® # A2203061

Price \$549,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10942 26 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6H9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Basement	None

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped,

Low Maintenance Landscape, See Remarks, Street Lighting, Irregular Lot

Roof	Asphalt Shingle
Construction	Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	43
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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