

\$780,000 - 2311 26 Avenue Nw, Calgary

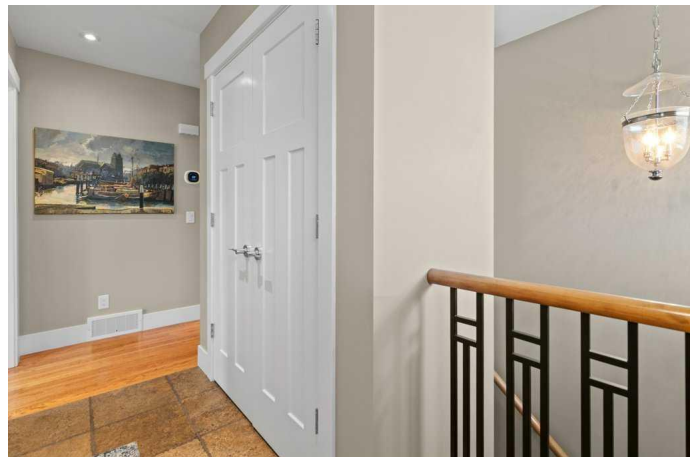
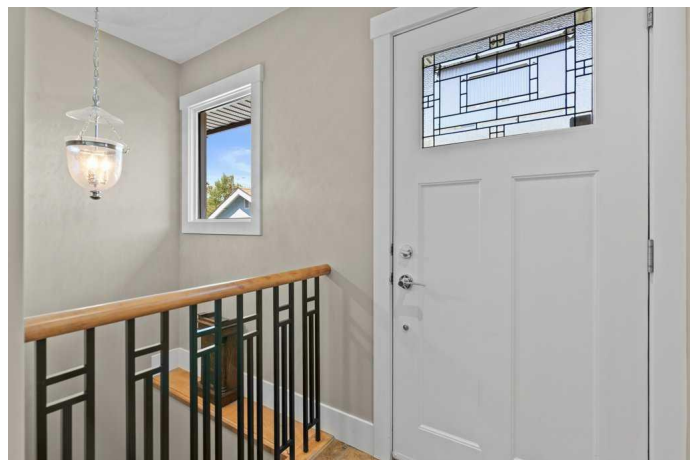
MLS® #A2251490

\$780,000

3 Bedroom, 3.00 Bathroom, 961 sqft
Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

"Meticulous" - Centrally Located in Banff Trail - Single level attached 1/2 Duplex. 1 Bedroom up 2 down with 3 Full Baths in this cottage style legacy home. The owners modified both sides of this whole duplex back 14 years ago by taking most everything right back to the studs. Everything was touched and updated and even the garage was removed and a new one built. The owners have decided to sell one half for now. There are renovated attached homes but there are no comparisons. The list is long of all the add-ins The Photos tell you one story but come and see for yourself the quality and pride that was installed in this lovely home. Ill add in a little list of things you may not notice; Low E Argon Windows, Heated bathroom Floors, Spray Foam Insulation, High Efficient Furnace and Hot Water tank, Full yard Irrigation, Gemstone Exterior eaves Lighting package front and back yard. 8x18 extra high&wide garage door. Concrete firewall between units, LED pot lighting throughout, multiple built in cabinets and book cases, under counter lighting, 10 mil glass shower enclosure, Hunter Douglas up down custom blinds. Custom kitchen by H.P. WoodCraft. Now one of the nice things you don't want to overlook is the heat pump /furnace combination. Whisper quiet a great way to save on utility costs. Sellers like this better then a conventional AC and Furnace combination. We haven't even mentioned the appliances, the great kitchen island. Also you need to see the Sitting area out back and the



side decking the Front Deck... Come and see, for yourself! (Just a little info... Infills locally Built in 2010-2014 on lots under 3500 sq feet now sell between \$850K-1.2M - average about \$925,000 for 2000 sq feet) With its proximity to LRT and U of C...this home would appeal to someone like professionals at the University, Hospital, SAIT or Downtown.

Built in 1962

Essential Information

MLS® #	A2251490
Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	961
Acres	0.08
Year Built	1962
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	2311 26 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2G8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring, Oversized
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Bookcases, Built-in Features, Central Vacuum, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range, Double Oven, Garburator
Heating	Forced Air, Natural Gas, Electric, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Rectangular Lot, Low Maintenance Landscape, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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