

# \$929,900 - 418 26 Avenue Nw, Calgary

MLS® #A2223318

**\$929,900**

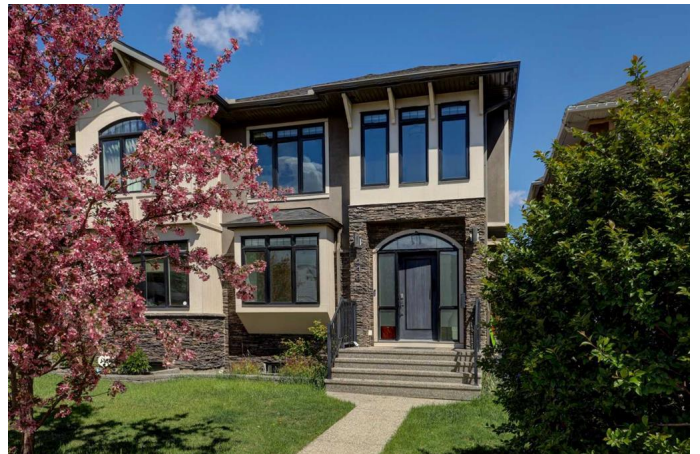
4 Bedroom, 4.00 Bathroom, 1,929 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to Mount Pleasant! This beautifully upgraded semi-detached infill offers quality craftsmanship and a smart, functional layout. Boasting 4 bedrooms, 3.5 bathrooms, and nearly 2,835 sq.ft. of total living space, this home includes a double detached garage with a paved back lane. The main floor features soaring 9'™ ceilings and a spacious front office/den (with custom built-ins), perfect for working from home. The open-concept kitchen showcases a stylish two-tone design with quartz countertops, a central island, and high end Thermador kitchen appliance package including a 36"™ Thermador gas range w/chimney style hoodfan, Thermador built-in fridge and paneled front cabinet front Bosch dishwasher. The generous living room centers around a sleek Linear Napoleon gas fireplace, with an adjacent dining area ideal for entertaining.

Upstairs, the primary suite impresses with dual walk-in closets complete with custom built-ins. The spa-inspired 5-piece ensuite includes double vanities, a soaker tub, and a tiled glass shower (with Kohler digital controller, body sprays, rain shower and handwand). Two additional bedrooms, a full bathroom, and a laundry room with side-by-side washer/dryer, cabinetry, and a sink complete the upper level. The fully finished basement offers another level of comfort with in-slab heat & 9'™ ceilings, a large fourth bedroom with dual closets, a full bathroom, a spacious rec room with wet bar and wine storage, plus a utility



room, and an additional flex space perfect for a gym, yoga studio, or second office. Outside, enjoy the low-maintenance backyard with an exposed aggregate patio and artificial turf. The insulated and drywalled garage easily accommodates two SUVs. Additional upgrades include: built-in speakers (wired for sound), smart thermostat, central A/C, and blackout blinds in all bedrooms. Located on a beautiful street lined with newer homes, this property is just steps from Lina’s Italian Market, 4th Spot Restaurant, Confederation Park, top-rated schools, and offers easy access to downtown via car or transit. Pride of ownership is evident throughout original owners.

Built in 2012

**Essential Information**

MLS® #	A2223318
Price	\$929,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,929
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	418 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M2E2

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Walk-In Closet(s)  
Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Stove(s), Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 22nd, 2025  
Days on Market 16  
Zoning R-CG

### Listing Details

Listing Office Sotheby's International Realty Canada

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