

# \$2,050,000 - 2324 26 Avenue Nw, Calgary

MLS® #A2164963

**\$2,050,000**

8 Bedroom, 7.00 Bathroom, 2,735 sqft  
Residential on 0.10 Acres

Banff Trail, Calgary, Alberta

Built by Richfort Built Homes, this HIGHLY UPGRADED infill coming to BANFF TRAIL is a modern marvel, w/ an oversized 35-ft x 120-ft SOUTH lot & a RARE LEGAL CARRIAGE SUITE (subject to permits & approval by the city)! Featuring endless space and a fully developed basement w/ 7-BEDS, 6-BATHS, a main floor HOME OFFICE, a PREP PANTRY, main floor bedroom, 2 lower beds, and an extra laundry room in the basement, this property is designed for your comfort and convenience. The contemporary curb appeal welcomes you and your guests across the front porch and into the bright, airy front foyer. 10-ft ceilings and engineered hardwood flooring span across the main level and into the front home office w/ oversized windows and across the hall into the main floor bedroom w/ built-in closet. The main floor bathroom is nicely finished w/ quartz counters, a modern vanity, and a fully tiled standing shower. An open-concept living and kitchen area will be your family's hub, w/ a welcoming chef-inspired kitchen w/ an L-shaped quartz counter spanning two walls w/ ceiling-height cabinetry and an oversized central island w/ bar seating – perfect for quick meals before hockey and space for baking w/ the kids! A walk-through prep pantry w/ a second sink and dishwasher is perfect for entertaining, w/ a mudroom w/ a built-in bench to keep your family organized. The spacious dining room enjoys a bright window and built-in serving/wet bar area w/ a quartz countertop,



built-in storage, and a bar sink. The living room centres on an inset gas fireplace w/ built-ins and a full-height modern surround, w/ direct access to the back deck through a sliding glass door – perfect for BBQ season! Natural light floods the impressive staircase from the large skylight above, taking you to the upper level w/ THREE JUNIOR SUITES plus the massive primary suite. The primary features are a private balcony w/ a sliding glass door, a walk-through closet w/ built-in storage and an upgraded 5-pc ensuite, complete w/ a walk-in shower, dual vanity, and soaker tub. The other rooms have either a three or 4-pc upgraded ensuite w/ quartz counters and full-height tile. Downstairs, the living space continues w/ a spacious rec area, flex space, another mudroom w/ a wood slat feature wall, 2 additional bedrooms, a main 4-pc bathroom, and a second laundry room! Outside, the DOUBLE DETACHED GARAGE gives your family secure parking, plus a 1-BED LEGAL CARRIAGE SUITE above, the ideal place for a mortgage helper for privacy! This space is just as modern as the rest of the home, w/ custom built-ins, a spacious kitchen w/ quartz counters, ceiling-height cabinetry, a private laundry room, good-sized bedroom w/ built-in closet, and a modern 4-pc bathroom w/ quartz counter & fully-tiled tub/shower combo! The location in BANFF TRAIL is not just convenient, it's perfect, as you're only a short 13-min walk from the University of Calgary Campus, making it an ideal location for students or faculty!

Built in 2025

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2164963    |
| Price    | \$2,050,000 |
| Bedrooms | 8           |

|                |             |
|----------------|-------------|
| Bathrooms      | 7.00        |
| Full Baths     | 7           |
| Square Footage | 2,735       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2324 26 Avenue Nw |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 2G7           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Detached, Guest, Parking Pad, See Remarks |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Recessed Lighting, Skylight(s), Soaking Tub, Separate Entrance, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood  |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Up To Grade   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard           |
| Lot Description   | Back Yard, Front Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Composite Siding, Stucco                        |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2024 |
| Days on Market | 204                  |
| Zoning         | R-C2                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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