

# \$899,999 - 3046 26a Street Sw, Calgary

MLS® #A2248480

**\$899,999**

3 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.14 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 16TH 12PM-3PM. Tucked away on a quiet, tree-lined street in the coveted Richmond wedge, this beautifully crafted home balances rustic charm with modern comfort in the heart of the city. A stone pathway and mature landscaping invite entry into a bright and open-main floor. The living room features a brick-framed gas fireplace flanked by built-ins on either side and offers generous natural light. The dining area flows into a gourmet kitchen featuring rich hardwood cabinetry, granite counters, a natural stone backsplash, and high-performance stainless-steel appliances, including a professional-grade DCS gas range—perfect for both daily living and entertaining. The main-floor primary suite offers French door access to the backyard deck, an oversized walk-in closet, and a character-rich bathroom with a clawfoot tub, wood paneling, and stone-tiled floors. A spacious second bedroom on the main level provides flexibility for guests, children, or a home office. The fully finished basement extends the living space with a large open family room, a cozy media lounge anchored by a second custom stone fireplace, a guest bedroom, full bath, and a dedicated workshop. Outdoor living shines with a spacious multi level deck equipped with gas lines for your BBQ and fire pit, lush manicured gardens, stone pathways, and a wood-burning firepit under mature trees, creating a serene private retreat. A two-car garage, high-efficiency



furnace, on-demand hot water, and recent upgrades throughout enhance everyday convenience. Situated within walking distance of top-rated schools, minutes from Marda Loop’s vibrant amenities, shopping, parks, transit, and downtown Calgary, this \$899,000 property offers exceptional comfort, style, and long-term value.

Built in 1952

**Essential Information**

MLS® #	A2248480
Price	\$899,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3046 26a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard, Storage, Garden
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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