2021 26 Avenue SW

Calgary | Active | MLS® A2343085

$1,149,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**2,286.15 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SUNDAY, NOV. 22, 12:30-2:30PM * Move in today! Striking design meets everyday functionality in this BRAND NEW inner-city infill, where curated finishes, a standout layout, and an ATTACHED DOUBLE GARAGE come together in a way that’s rarely seen. From the moment you step inside, DESIGNER TILE sets the tone, paired with clean lines, warm wood tones, and a bright, intentional flow that feels elevated without sacrificing comfort.

The FOYER makes an immediate impression with statement tile and thoughtful storage, leading into a front PRIVATE OFFICE with oversized windows, ideal for working from home in a space that feels separate yet connected. Just beyond, the DINING ROOM sits in a central position, creating a natural transition between the front of the home and the main living areas, perfect for both everyday meals and hosting.

The KITCHEN anchors the space with a long QUARTZ ISLAND, BUILT-IN OVEN, sleek cabinetry, and a layout designed to function as well as it looks. At the rear, the LIVING ROOM is warm and inviting, centred around a GAS FIREPLACE with CUSTOM BUILT-INS. Large sliding doors span the back wall, bringing in natural light and opening onto the deck and backyard for an easy indoor-outdoor connection. A discreet POWDER ROOM and smart storage complete the main level.

Upstairs, the PRIMARY SUITE feels like a true retreat with VAULTED CEILINGS, large windows, and a spacious WALK-IN CLOSET. The ENSUITE is finished with a FREESTANDING SOAKER TUB, GLASS SHOWER, and DOUBLE VANITY, blending clean design with everyday comfort. Two additional bedrooms are well-sized and connected by a JACK & JILL BATHROOM, while the centrally located LAUNDRY room adds convenience exactly where it’s needed.

The fully finished basement expands your living space with a large REC ROOM, WET BAR, and a fourth bedroom with its own WALK-IN CLOSET, plus a full bathroom. Whether used for entertaining, guests, or a private retreat, this level offers flexibility without compromise. Direct access to the ATTACHED DOUBLE GARAGE is paired with a functional MUDROOM entry, designed for real life.

Outside, the backyard is private and usable, with space to relax and entertain. The elevated deck and large rear windows enhance the connection between indoor and outdoor living.

Located in the heart of SOUTH CALGARY, this home offers quick access to MARDA LOOP, where you’ll find local favourites like MERCATO, VILLAGE ICE CREAM, and PHIL & SEBASTIAN COFFEE. You’re just minutes to RIVER PARK and the ELBOW RIVER PATHWAYS for walking, biking, and year-round outdoor living. Nearby schools include ALTADORE SCHOOL and CENTRAL MEMORIAL HIGH SCHOOL, with easy access to MOUNT ROYAL UNIVERSITY and downtown via 14TH STREET SW and CROWCHILD TRAIL.

Come see this refined home that delivers on layout, design, and livability, with features that truly set it apart!

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2343085
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,286.15 sq. ft.
Main Level Finished Area:	1,089.41 sq. ft.
Below Grade Finished Area:	725.92 sq. ft.
Lot Area:	3,118 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	4479P
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	South Calgary
Appliances:	Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator

Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 20' × 18' ·
Main Floor	Kitchen · 18'6" × 8'5" ·
Main Floor	Dining Room · 9'6" × 8'2" ·
Main Floor	Office · 12'6" × 10'3" ·
2nd Floor	Bedroom - Primary · 14'1" × 12'6" ·
2nd Floor	Walk-In Closet · 8'11" × 8'4" ·
2nd Floor	Bedroom · 12'11" × 11'8" ·
2nd Floor	Bedroom · 12'11" × 9'9" ·
2nd Floor	Laundry · 8'11" × 5'5" ·
Lower Level	Bedroom · 13'2" × 10'4" ·
Lower Level	Kitchen · 8'4" × 6'8" ·
Lower Level	Dining Room · 11'7" × 6'8" ·
Lower Level	Game Room · 12'2" × 12'1" ·
Lower Level	Laundry · 3' × 2'11" ·
Lower Level	Furnace/Utility Room · 9' × 7'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	City Lot, Gentle Sloping, Lawn, Private, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2021-26-avenue-sw-calgary-a2343085/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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