212 26 Avenue NW

Calgary | Active | MLS® A2356761

$1,050,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,948.78 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

EXCEPTIONAL INNER-CITY LIVING WITH A FULLY LEGAL 2-BEDROOM BASEMENT SUITE! Welcome to Tuxedo Park, where contemporary design, exceptional craftsmanship and an unbeatable location come together. This stunning NEWLY BUILT semi-detached home offers over 3,100 SQ. FT. of professionally finished living space, thoughtfully designed for modern living, entertaining and income potential.

A striking exterior of timeless brick and James Hardie board welcomes you through an impressive 8' glass entry door. Inside, soaring 10' ceilings, engineered hardwood floors and expansive windows create a bright, sophisticated atmosphere. A private main-floor office with glass doors provides the perfect workspace, while the inviting living room features a gas fireplace, custom white oak shelving with integrated lighting and a built-in wine fridge.

THE KITCHEN IS A TRUE SHOWSTOPPER, featuring an impressive 12' white oak island, quartz countertops, full-height tile backsplash, soft-close cabinetry and KitchenAid Professional appliances, including a gas range with a 600 CFM custom exhaust hood. The open-concept dining and living areas extend seamlessly to the rear deck with a gas BBQ hookup, overlooking a fully fenced, landscaped, low-maintenance backyard.

Upstairs, vaulted ceilings and thoughtful design continue throughout. The luxurious primary retreat features a PRIVATE BALCONY, custom-organized walk-in closet and spa-inspired ensuite with heated floors, freestanding soaker tub, oversized custom shower, dual vanities and designer finishes. Two additional spacious bedrooms, a full bathroom, convenient upper-floor laundry and a versatile loft complete this exceptional level.

A RARE OPPORTUNITY: FULLY LEGAL 2-BEDROOM BASEMENT SUITE! With its own private entrance located on the exterior side of the home, this beautifully finished suite offers 9' ceilings, a modern kitchen, two bedrooms, full bathroom, separate laundry and luxury vinyl plank flooring. Ideal for rental income, extended family or multi-generational living. Even better, the thoughtfully designed layout offers the potential to open the adjoining mudroom wall and install an interior access door, creating additional flexibility between the main home and basement suite, subject to required approvals.

Additional highlights include two high-efficiency furnaces, 200-amp electrical service with EV charger capability, AC rough-in, refined white oak detailing and quality finishes throughout.

LOCATION, LIFESTYLE & CONVENIENCE! Enjoy the best of inner-city Calgary with quick access to downtown, Confederation Park, Centre Street, Edmonton Trail, SAIT, the University of Calgary, local cafés, restaurants, schools, shopping and transit.

MORE SPACE. MORE FLEXIBILITY. MORE POSSIBILITIES. An exceptional opportunity to own a beautifully crafted new home with the added advantage of a legal income suite in one of Calgary's established inner-city communities.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2356761
Bedrooms	5
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:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,948.78 sq. ft.
Main Level Finished Area:	932.63 sq. ft.
Upper Level Finished Area:	1,016.15 sq. ft.
Below Grade Finished Area:	885.46 sq. ft.
Acreage:	No
Lot Area:	3,006 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)

Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2617AG
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Metal Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Upper Level
City Quadrant:	Northwest

Community:	Tuxedo Park
Appliances:	Bar Fridge, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Inclusions:	Basement Legal Suite Appliances: Refrigerator, Electric Range, Microwave Hood Fan, Dishwasher, Washer, Dryer.
Restrictions:	Airspace Restriction
Main Floor	Dining Room · 13'4" × 10'7" ·
Main Floor	Foyer · 6'11" × 6'4" ·
Main Floor	Kitchen · 18'11" × 13'4" ·
Main Floor	Living Room · 15'5" × 14'3" ·
Main Floor	Office · 8' × 6' ·
Upper Level	Bedroom · 12'5" × 9'10" ·
Upper Level	Bedroom · 12'5" × 9'6" ·
Upper Level	Family Room · 14' × 10'3" ·
Upper Level	Bedroom - Primary · 21'9" × 13' ·
Upper Level	Walk-In Closet · 9'6" × 6'7" ·
Basement	Bedroom · 11'11" × 8'10" ·
Basement	Dining Room · 12'8" × 8'11" ·
Basement	Kitchen · 8'11" × 6'3" ·
Basement	Living Room · 14'8" × 12'1" ·
Basement	Bedroom - Primary · 11'11" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s)
Exterior Features:	Garden, Other, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, See Remarks

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/212-26-avenue-nw-calgary-a2356761/

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