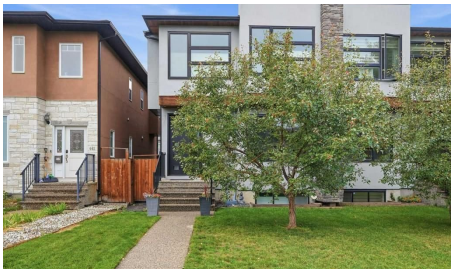
440 26 Avenue NW

Calgary | Active | MLS® A2342813

$899,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2015**	**1,971.24 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Crown

A closer look

Stunning Inner City Home | Half Duplex | 1,971.24 SqFt + 826.10 SqFt Developed Basement | Gorgeous Modern Finishes | Two-Toned Chef's Kitchen | Full Height Cabinets | Gloss Finished Cabinetry | Quartz Countertops | Stainless Steel Appliances | Centre Island with Barstool Seating | Honeycomb Backsplash | LED Lighting | Feature Wall with Electric Fireplace | Central Air Conditioning | Abundant Natural Light | Wired for Sound | 3 Upper Level Bedrooms | Primary Retreat with Tray Ceilings | Custom His & Hers Walk-in Closets | Spa Inspired 5pc Ensuite | 2 Additional Spacious Bedrooms | 4pc Bathroom | Upper Level Laundry | Finished Basement with Wet Bar | Basement Home Office | Basement Bedroom | 4pc Bathroom | Landscaped Backyard | Polished Lawn | Fully Fenced | Patio | Outdoor Entertainment Space | Double Detached Garage | Rear Lane. Welcome home to this stunning inner-city half duplex showcasing gorgeous modern finishes, exceptional living space & thoughtful design throughout. Offering 1,971.24 SqFt above grade plus an additional 826.10 SqFt of developed basement, this home combines sophisticated style with functional family living. Step inside to a welcoming foyer that opens into the beautifully designed main level, where abundant natural light, modern LED lighting & contemporary finishes create an inviting atmosphere. The open floor plan connects the living, dining & kitchen areas, making this space ideal for everyday living & entertaining. The two-toned chef's kitchen is a true showstopper, featuring full height gloss-finished cabinetry, quartz countertops, stainless steel appliances, honeycomb backsplash & a large centre island with barstool seating. The kitchen offers excellent workspace & storage while maintaining a stylish, modern aesthetic. The living room is highlighted by a striking feature wall with an electric fireplace, creating a sophisticated focal point for relaxing or hosting guests. Central air conditioning & wired-for-sound features add to the home's comfort & convenience. Upstairs holds 3 spacious bedrooms, 2 full bathrooms & a dedicated laundry room. The primary retreat is designed for relaxation with tray ceilings, custom his & hers walk-in closets & a spa-inspired 5pc ensuite. The ensuite features a luxurious layout designed to elevate your daily routine. Two additional bedrooms provide excellent space for family, guests or personal use, while the main 4pc bathroom completes the upper level. The fully developed basement expands your living space with a generous recreation area, wet bar, dedicated home office, bedroom & 4pc bathroom. Whether hosting friends & family, working from home or enjoying additional private living space, this level offers exceptional flexibility. Outside, enjoy the beautifully landscaped backyard with polished lawn, patio & outdoor entertainment space, creating the perfect setting for summer gatherings & relaxation. The double detached garage provides secure parking & additional storage, while the rear lane adds convenience

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342813
Bedrooms	4
Bathrooms	4
Year Built	2015
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:	1,971.24 sq. ft.
Main Level Finished Area:	924.83 sq. ft.
Upper Level Finished Area:	1,046.41 sq. ft.
Below Grade Finished Area:	826.1 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Lot Details:	7.62x36.58m
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2015 (Age: 11)
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:	2617AG
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 14'8" × 10'3" ·

Main Floor	Family Room · 10' × 9'1" ·
Main Floor	Foyer · 5'4" × 5'3" ·
Main Floor	Kitchen · 17'3" × 9'8" ·
Main Floor	Living Room · 17'9" × 16'5" ·
Main Floor	Mud Room · 6' × 5'10" ·
Upper Level	Bedroom · 13'9" × 9'9" ·
Upper Level	Bedroom · 11'9" × 9'8" ·
Upper Level	Laundry · 7'8" × 5'9" ·
Upper Level	Bedroom - Primary · 14'7" × 13'10" ·
Upper Level	Walk-In Closet · 7'8" × 4'9" ·
Lower Level	Bedroom · 9'7" × 8'10" ·
Lower Level	Family Room · 28'11" × 19'3" ·
Lower Level	Office · 11'10" × 10'7" ·
Lower Level	Furnace/Utility Room · 8'8" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/440-26-avenue-nw-calgary-a2342813/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.