7308 26 Avenue SW

Calgary | Active | MLS® A2343883

$1,008,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2004**	**2,290 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to this beautiful home in the highly sought-after community of Springbank Hill, ideally located within walking distance to Griffith Woods School, Ernest Manning High School, the C-Train, Westside Recreation Centre, playing fields and a variety of amenities.
This home features 3+1 bedrooms, a den, 3.5 bathrooms, a spacious bonus room and a fully finished basement. The spacious foyer welcomes you into the home, with a convenient front office area. The main floor showcases gleaming hardwood floors and a open, functional layout.
The inviting island kitchen features maple cabinetry, granite countertops, stainless steel appliances and a gas stove, along with a convenient walk-through pantry leading to the mudroom/laundry room and double attached garage.
The spacious dining and living rooms overlook the private backyard, creating an ideal space for everyday living and entertaining. Upstairs, the generous bonus room features plantation shutters and beautiful mountain and valley views.
The primary bedroom offers a walk-in closet and a 4-piece ensuite. Two additional bedrooms, including one with views and another with a walk-in closet, share a second 4-piece bathroom.
The fully developed basement provides excellent additional living space with a fourth bedroom, full bathroom and a versatile family/games room featuring a freestanding gas fireplace.
Outside, enjoy the large, private backyard and cedar deck, perfect for relaxing, entertaining or enjoying the outdoors.
An exceptional opportunity to own a spacious family home in a fantastic location with easy access to transit, recreation, schools and amenities. Roof (2024), HWT (2018).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343883
Bedrooms	4
Bathrooms	4
Year Built	2004
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	2,290 sq. ft.
Main Level Finished Area:	1,027 sq. ft.
Upper Level Finished Area:	1,263 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,854 sq. ft.
Lot Frontage:	40'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	4
Year built:	2004 (Age: 22)
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:	0410137
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$150.00
City Quadrant:	Southwest
Community:	Springbank Hill
Amenities:	Other
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Office · 10' × 8'11" ·
Upper Level	Bedroom - Primary · 17'7" × 12'11" ·
Upper Level	Bedroom · 12'6" × 11' ·
Upper Level	Bedroom · 12'3" × 9'11" ·
Lower Level	Bedroom · 12'9" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7308-26-avenue-sw-calgary-a2343883/

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