

\$960,000 - 9308 26 Street Sw, Calgary

MLS® #A2255271

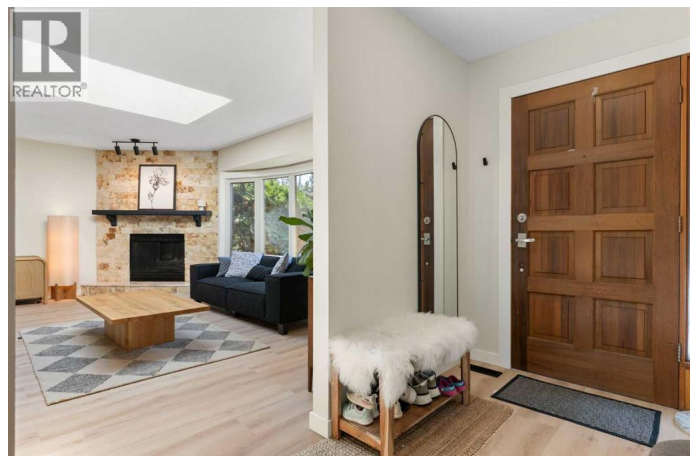
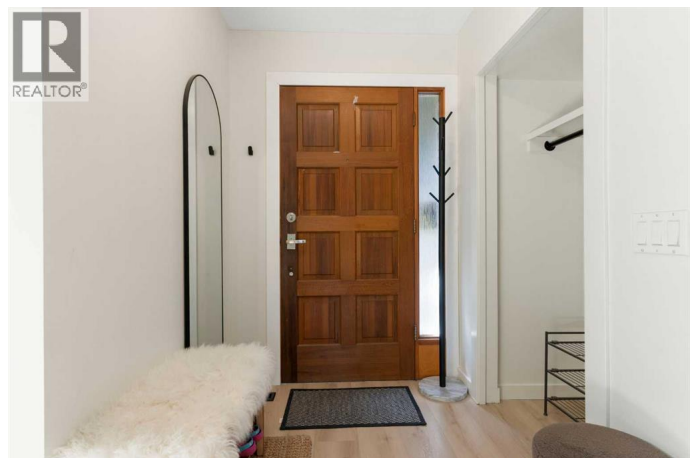
\$960,000

4 Bedroom, 3.00 Bathroom, 1,316 sqft

Single Family on 0.16 Acres

Oakridge, Calgary, Alberta

Beautifully updated 4-level split in the heart of Oakridge offering 2,446 sq ft of total living space (1,315.93 sq ft above grade). From the landscaped yard and brick column entrance to the newly levelled driveway curb, this home shows pride of ownership inside and out. The main level features a bright living room with skylight, large windows, and a stone-faced fireplace, a formal dining area, and an updated kitchen with espresso-stained cabinetry, 5-burner gas stove, brand new stainless steel appliances, ample counter space, and breakfast nook with patio doors to the private backyard and deck. The open-to-below family room offers a second fireplace, wainscoting, and flexible space for a playroom or office. A powder room, laundry with new washer/dryer, another guest bedroom, and side access to the oversized heated garage complete this level. Upstairs are three bedrooms and two renovated bathrooms, including the primary suite with its own fireplace, closet space, and sleek ensuite. Pot lights brighten the upper hallway, while new sconces add warmth in the living room. The lower level provides a versatile recreation spaces (currently used as a shop) and tons of storage! Extensive updates include: new LVP flooring, appliances, washer/dryer, heat pump, smart thermostat, electrical panel, fire alarms/CO detectors, attic insulation, light fixtures, bathroom fixtures, electrical outlets, new baseboards and paint throughout, new deck boards and railing, and epoxy flooring in the basement. A custom front



door will be installed prior to possession. The private backyard is a retreat, with mature trees, gardens, and a full-sized deck. Located steps from Glenmore Park, schools, paths, shopping, and the community rec centre, with quick access to Southland Drive and Stoney Trail. (id:6289)

Built in 1975

Essential Information

Listing #	A2255271
Price	\$960,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,316
Acres	0.16
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	9308 26 Street Sw
Subdivision	Oakridge
City	Calgary
Province	Alberta
Postal Code	T2V4G9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, PVC window, No neighbours behind, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage, Concrete, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave
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Range Hood Combo, Window Coverings

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
Has Basement	Yes

Exterior

Exterior	Brick, Wood siding
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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