

# \$899,999 - 3046 26a Street Sw, Calgary

MLS® #A2248480

**\$899,999**

3 Bedroom, 2.00 Bathroom, 1,151 sqft  
Residential on 0.14 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 16TH  
12PM-3PM. Tucked away on a quiet,  
tree-lined street in the coveted Richmond  
wedge, this beautifully crafted home balances  
rustic charm with modern comfort in the heart  
of the city. A stone pathway and mature  
landscaping invite entry into a bright and open-  
main floor. The living room features a  
brick-framed gas fireplace flanked by built-ins  
on either side and offers generous natural  
light. The dining area flows into a gourmet  
kitchen featuring rich hardwood cabinetry,  
granite counters, a natural stone backsplash,  
and high-performance stainless-steel  
appliances, including a professional-grade  
DCS gas range—perfect for both daily living  
and entertaining. The main-floor primary suite  
offers French door access to the backyard  
deck, an oversized walk-in closet, and a  
character-rich bathroom with a clawfoot tub,  
wood paneling, and stone-tiled floors. A  
spacious second bedroom on the main level  
provides flexibility for guests, children, or a  
home office. The fully finished basement  
extends the living space with a large open  
family room, a cozy media lounge anchored by  
a second custom stone fireplace, a guest  
bedroom, full bath, and a dedicated workshop.  
Outdoor living shines with a spacious multi  
level deck equipped with gas lines for your  
BBQ and fire pit, lush manicured gardens,  
stone pathways, and a wood-burning firepit  
under mature trees, creating a serene private  
retreat. A two-car garage, high-efficiency



furnace, on-demand hot water, and recent upgrades throughout enhance everyday convenience. Situated within walking distance of top-rated schools, minutes from Marda Loop's vibrant amenities, shopping, parks, transit, and downtown Calgary, this \$899,000 property offers exceptional comfort, style, and long-term value.

Built in 1952

### Essential Information

MLS® #	A2248480
Price	\$899,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3046 26a Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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