

# \$319,900 - 11128 26 Street Sw, Calgary

MLS® #A2207510

**\$319,900**

2 Bedroom, 2.00 Bathroom, 919 sqft

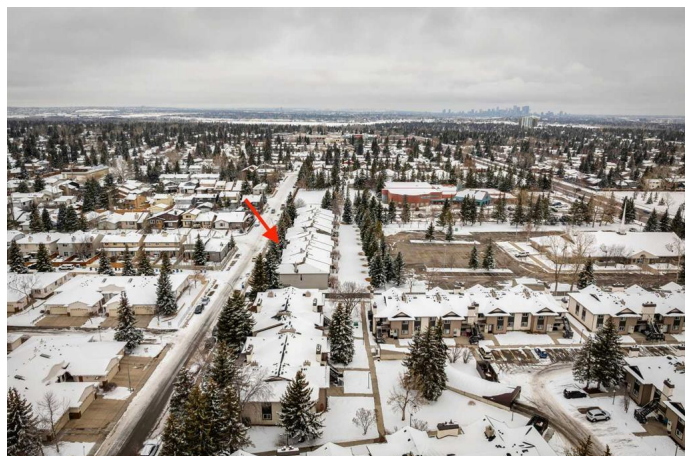
Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

This well-maintained single-storey townhome is nestled in the mature Cedarbrae neighborhood, offering 918 sqft of living space. Ideal for empty nesters, first-time homebuyers, and investors alike with 2 bedrooms and 1.5 bathrooms. The west-facing living area is flooded with natural light and complemented by a cozy gas fireplace, perfect for relaxing evenings. The kitchen boasts an island with a breakfast bar, seamlessly opening to the dining and living areas. The primary bedroom has a nice sized walk-thru closet and 2 pc ensuite. The thoughtfully designed layout includes in-suite laundry and ample storage. Additional perks include heated underground parking, bike storage, and a generous patio for outdoor relaxation or entertaining. Located within walking distance of the Cedarbrae Community Centre and close to parks, schools, and amenities, this home offers a vibrant lifestyle at your doorstep. Enjoy proximity to Brae Centre's™ restaurants and amenities, with Bus Route 125 (direct to Southland LRT) stopping steps from your front door. It's™ also just minutes from Taza Costco, Fish Creek Park, and South Glenmore, with easy access to Stoney Trail, 22x, and Macleod Trail for convenient city commuting.

Built in 1983

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2207510          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 919               |
| Acres          | 0.00              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11128 26 Street Sw |
| Subdivision | Cedarbrae          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2W5J9             |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Bicycle Storage, Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                          |
| Parking        | Assigned, Heated Garage, Parkade, Secured                  |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Storage, Walk-In Closet(s), French Door             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                     |
| Basement          | None                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Treed                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 38              |
| Zoning         | M-C1            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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