

# \$915,000 - 3045 26a Street Sw, Calgary

MLS® #A2266219

**\$915,000**

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Exceptionally Well Maintained Bungalow in Richmond Hill 'Wedge' area and steps from Marda Loop. Updated Throughout over the years with a freshly rebuilt Dream Garage. This beautifully bungalow offers timeless charm with modern upgrades throughout, from the newer kitchen, stainless steel appliances and granite countertops to the Refinished hardwood floors and newer vinyl & metal clad Low-E windows which fill the home with warmth and natural light. Fully developed sun-filled basement with large windows, a cozy gas fireplace, spacious bedroom, dedicated office with Murphy bed, a 4 piece bathroom and spacious laundry room. Relax and enjoy the Private, fully fenced backyard with a re-stained deck, 6" cedar fence, and a mature Manitoba Maple tree. The exterior of the home has a Newer roof on house and garage with fresh exterior paint using two coats of Elastomeric stucco paint for long-lasting durability. The double garage is fully insulated, drywalled and painted with new gas heater, epoxy floors, additional windows, and double parking pad beside it for 4 total off-street parking spots. New Electrical service installed in garage (for future EV Charging) and underground service to the house. This is a rare opportunity to own a move-in-ready home in one of Calgary's desirable inner-city communities.

Built in 1952



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266219    |
| Price          | \$915,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,175       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3045 26a Street Sw |
| Subdivision | Richmond           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3E 2E4            |

## Amenities

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                                      |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                                      |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                            |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                        |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Basement, Gas                                                                               |
| Has Basement      | Yes                                                                                         |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction           Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 24th, 2025  
Days on Market        28  
Zoning                    R-CG

**Listing Details**

Listing Office            MaxWell Capital Realty

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