

# \$299,900 - 11128 26 Street Sw, Calgary

MLS® #A2207510

**\$299,900**

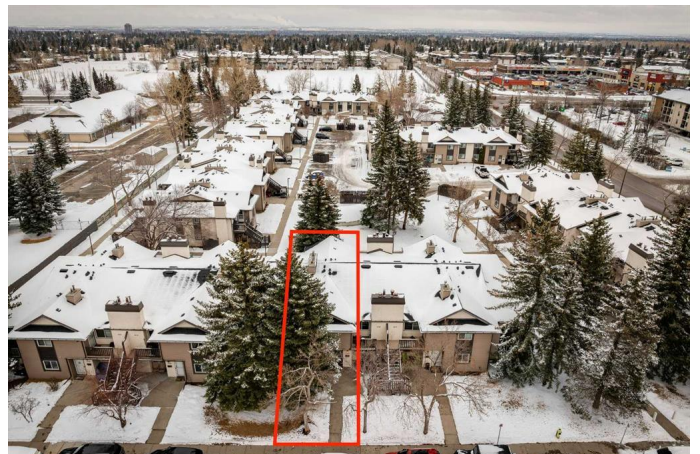
2 Bedroom, 2.00 Bathroom, 919 sqft

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. Electric and heat are approx \$160-\$180 month while the condo fee covers water & sewer. 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	\$299,900
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	Parking, Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Assigned

## Interior

Interior Features	Kitchen Island, Storage, Walk-In Closet(s), Breakfast Bar, French Door
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove, 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	79
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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