

# \$825,000 - 2605 26 Avenue Sw, Calgary

MLS® #A2256615

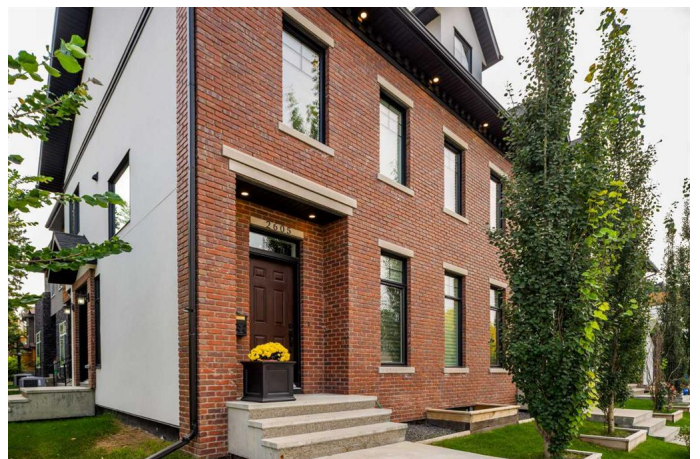
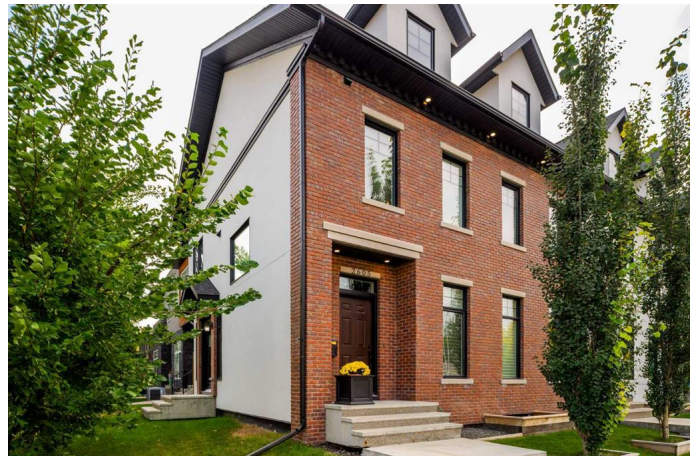
**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

**\*\*OPEN HOUSE - Saturday, September 27, 1-3PM\*\*** A masterclass in timeless design, this end-unit townhome pairs the charm of a Brooklyn brownstone with the precision of modern craftsmanship. Built by Icon Design and Development Ltd., every element has been thoughtfully curated to create a home that is both refined and functional. The striking red brick façade with black-clad windows sets the tone, while natural light floods through the extra side windows, highlighting coffered ceilings, custom millwork, and rich hardwood floors that flow seamlessly up the stairs to the second level, a premium detail that enhances the sense of sophistication throughout. The main floor is anchored by a statement fireplace with a custom mantle and a designer kitchen featuring bespoke tilework, a sculptural hood fan, and thoughtful built-in storage. On the second level, three bedrooms, a 4-piece family bath and a dedicated laundry room await, including a serene primary suite with tailored built-ins and a spa-like ensuite boasting designer lighting, a glass-encased shower, and exquisite tilework. Above it all, a third-story loft offers a bright and versatile retreat. Perfect as a media room, art studio, office, playroom, or private lounge. The fully finished lower level extends the living space with a spacious recreation room, fourth bedroom, and full bathroom, while central air conditioning ensures year-round comfort. With the convenience of a private single detached garage and a location just minutes from



downtown, Marda Loop, and the amenities surrounding Signal Hill, this residence is more than a home, itâ€™s an elevated lifestyle in one of Calgaryâ€™s most desirable communities.

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2256615      |
| Price          | \$825,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,173         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2605 26 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 8C7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open |
|-------------------|-----------------------------------------------------------------------|

|                 |                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------|
|                 | Floorplan, Stone Counters, Storage, Vinyl Windows                                                            |
| Appliances      | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                      |
| Cooling         | Central Air                                                                                                  |
| Fireplace       | Yes                                                                                                          |
| # of Fireplaces | 1                                                                                                            |
| Fireplaces      | Gas, Living Room                                                                                             |
| Has Basement    | Yes                                                                                                          |
| Basement        | Finished, Full                                                                                               |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 5                    |
| Zoning         | H-GO                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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