

# \$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	90
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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