

# \$849,900 - 458 26 Avenue Nw, Calgary

MLS® #A2225823

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,913 sqft

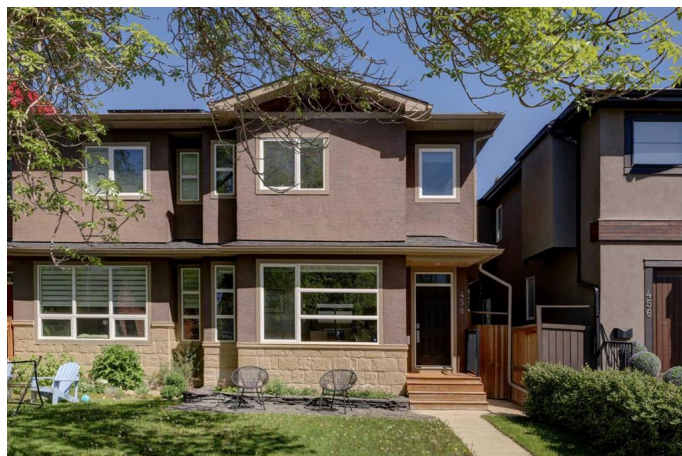
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

5 Things We Love About This Home – And You Will Too

1) Unbeatable Location – Just steps from Confederation Park, with easy access to 4th Street's pubs, cafes, and shops. Commuting is a breeze with quick access to the Trans-Canada Highway, Deerfoot and nearby shopping centres. 2) Stylish, Updated Interior – You'll love the many recent upgrades including a new furnace, air conditioning, and carpeting throughout. This home is move-in ready with a fresh, modern feel. 3) Perfect for Entertaining – The open-concept kitchen features stainless steel appliances, gorgeous granite countertops, and plenty of prep space. A nearby mudroom keeps things tidy and organized. 4) Relaxing Upper-Level Retreat – The spacious primary suite includes a beautiful ensuite bathroom and a convenient two-way laundry room. Thoughtful built-ins and generous closets offer excellent storage. 5) Versatile Basement Living – A large bedroom/flex space, cozy family room, and tons of storage make the lower level both functional and comfortable—ideal for guests, teens, or a home office.

This is the best value in Mount Pleasant—book your showing today!



Built in 2008

## Essential Information

MLS® #

A2225823

Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	458 26 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	11
Zoning	R-CG

**Listing Details**

Listing Office	Realay
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