

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

MLS® #A2256615

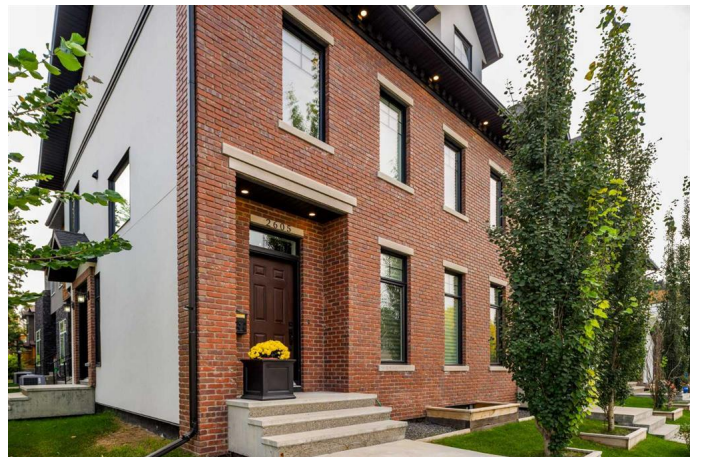
**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

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
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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
Zoning	H-GO

## Listing Details

Listing Office	CIR Realty
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