

# \$939,900 - 3045 26a Street Sw, Calgary

MLS® #A2254399

**\$939,900**

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Exceptionally Maintained Bungalow in  
Richmond Wedge

Steps from Marda Loop | Updated Throughout  
| Dream Garage

Located in the highly sought-after Richmond Wedge community and just a short walk to vibrant Marda Loop, this beautifully updated bungalow offers timeless charm with modern upgrades throughout. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful renovations inside and out.

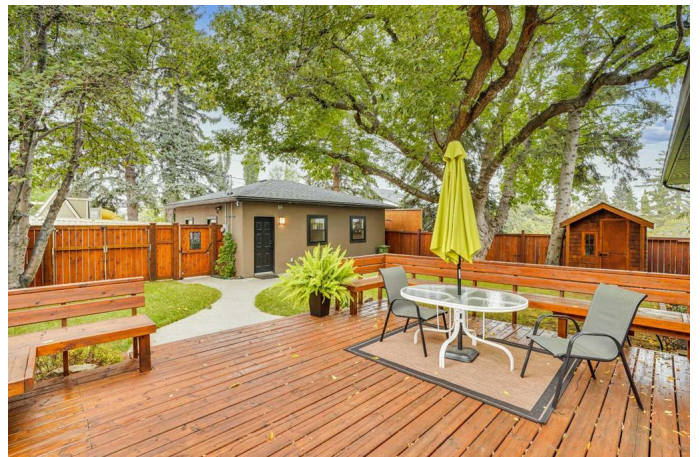
Refinished hardwood floors and newer vinyl & metal clad Low-E windows fill the home with warmth and natural light

Updated kitchen featuring stainless steel appliances and functional layout

New roof and fresh exterior paint using two coats of Elastomeric stucco paint for long-lasting durability

Fully developed sun-filled basement with large windows, a cozy gas fireplace, spacious bedroom, dedicated office with Murphy bed, and separate entrance – currently used as an illegal suite with easy conversion potential  
Private, fully fenced backyard with a re-stained deck, 6” cedar fence, and a mature Manitoba Maple tree

Oversized double garage – fully insulated with new gas heater, epoxy floors, additional windows, and double parking pad beside it for 4 total off-street parking spots



This is a rare opportunity to own a move-in-ready home in one of Calgary’s desirable inner-city communities. Whether you're looking to live, rent, or generate income, this property checks all the boxes.

Built in 1952

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254399    |
| Price          | \$939,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,175       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3045 26a Street Sw |
| Subdivision | Richmond           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | t3e2e4             |

**Amenities**

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad |
| # of Garages   | 2                                                                                            |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Appliances      | Dryer, Garage Control(s), Oven, Refrigerator, Washer |
| Heating         | Central                                              |
| Cooling         | None                                                 |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Gas, Recreation Room                                 |
| Has Basement    | Yes                                                  |
| Basement        | Finished, Full, Suite                                |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, City Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco                                           |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |
| Zoning         | R-CG                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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