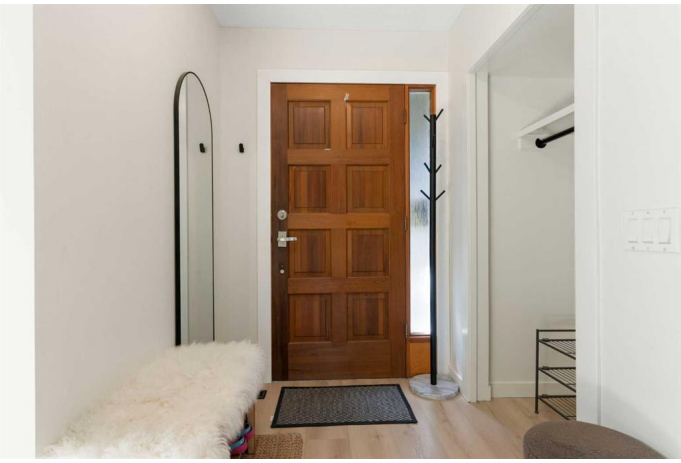
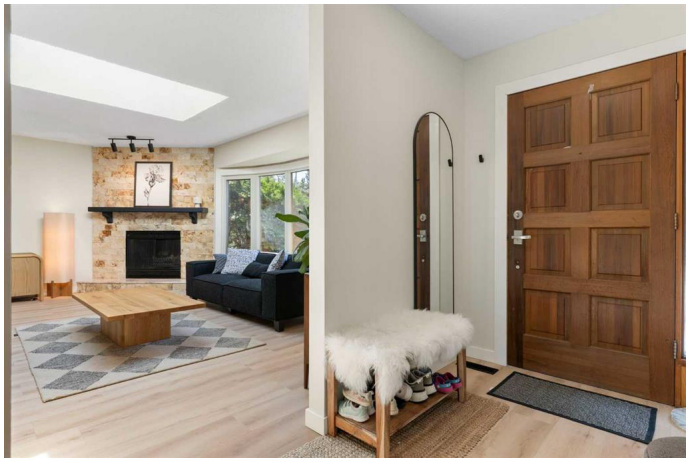
$975,000 - 9308 26 Street Sw, Calgary

MLS® #A2255271

$975,000
4 Bedroom, 3.00 Bathroom, 1,316 sqft
Residential on 0.16 Acres

Oakridge, Calgary, Alberta





Beautifully updated 4-level split in the heart of Oakridge offering 2,446 sq ft of total living space (1,315.93 sq ft above grade). From the landscaped yard and brick column entrance to the newly levelled driveway curb, this home shows pride of ownership inside and out. The main level features a bright living room with skylight, large windows, and a stone-faced fireplace, a formal dining area, and an updated kitchen with espresso-stained cabinetry, 5-burner gas stove, brand new stainless steel appliances, ample counter space, and breakfast nook with patio doors to the private backyard and deck. The open-to-below family room offers a second fireplace, wainscotting, and flexible space for a playroom or office. A powder room, laundry with new washer/dryer, another guest bedroom, and side access to the oversized heated garage complete this level. Upstairs are three bedrooms and two renovated bathrooms, including the primary suite with its own fireplace, closet space, and sleek ensuite. Pot lights brighten the upper hallway, while new sconces add warmth in the living room. The lower level provides a versatile recreation spaces (currently used as a shop) and tons of storage! Extensive updates include: new LVP flooring, appliances, washer/dryer, heat pump, smart thermostat, electrical panel, fire alarms/CO detectors, attic insulation, light fixtures, bathroom fixtures, electrical outlets, new baseboards and paint throughout, new deck boards and railing, and epoxy flooring in the basement. A custom front

door will be installed prior to possession. The private backyard is a retreat, with mature trees, gardens, and a full-sized deck. Located steps from Glenmore Park, schools, paths, shopping, and the community rec centre, with quick access to Southland Drive and Stoney Trail.

Built in 1975

Essential Information

MLS® #	A2255271
Price	$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9308 26 Street Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4G9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Laminate Counters, No Smoking Home, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Family Room, Living Room, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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