

# \$799,999 - 3039 26 Street Sw, Calgary

MLS® #A2236314

**\$799,999**

4 Bedroom, 2.00 Bathroom, 1,472 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Prime Redevelopment Opportunity in Richmond. Welcome to an exceptional opportunity in the heart of Richmond – one of Calgary’s most sought-after inner-city communities. This expansive 15.23 by 38.12 metre (581m<sup>2</sup> / 6,253 ft<sup>2</sup>) flat lot offers incredible potential for redevelopment, with plenty of space to build your dream home in a well-established neighbourhood.

The existing bi-level home spans 1,472 sq ft and features four bedrooms, 1.5 bathrooms, and a single detached garage. While the property is being sold "As is, where is" and primarily for land value, the home is functional and features a newer roof (installed 2 years ago) – offering flexibility for investors, builders, or buyers looking to live in or rent out while planning a future build.

## Community Highlights:

Richmond is renowned for its vibrant, mature streetscapes, family-friendly atmosphere, and strong sense of community. This central location is just minutes from downtown Calgary, Marda Loop, and 17th Avenue SW, offering quick access to trendy restaurants, boutique shops, cafés, parks, and top-rated schools. Commuters will appreciate the easy access to Crowchild Trail and public transit options, making it a breeze to get around the city.

This is a rare opportunity to secure a large



inner-city lot in a prime location on a quiet street across from a parkâ€” perfect for redevelopment or investment. The potential here is outstanding!

Donâ€™t miss your chance to invest in Calgaryâ€™s urban future.

Built in 1952

**Essential Information**

MLS® #	A2236314
Price	\$799,999
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,472
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	3039 26 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2B6

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape
Roof	Flat, Flat Torch Membrane
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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