

# **\$1,020,000 - 2018b 26a Street Sw, Calgary**

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MLS® #A2255081

**\$1,020,000**

4 Bedroom, 5.00 Bathroom, 2,613 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to desirable Killarney and this bright, contemporary detached home with over 3400 square feet of total living space on 4 levels with 4 bedrooms.. Step into your separate dining area and then you are greeted with the open concept featuring beautiful hardwood flooring, gleaming white kitchen, Quartz counters, stainless appliances including 5 burner gas stove, pantry area and a 2 pc bathroom. A large living area completes this level with a gas fireplace and french doors that lead you to the East yard with a private deck, low maintenance stone terrace and a double detached garage with alley access. On the 2nd level you'll find a huge master bedroom with a luxurious 5 pc ensuite and walk in closet with built-ins, and down the hall there's a 2nd bedroom with a 4 pc bathroom and the laundry room. On the top floor there's a 3rd bedroom as well as a rec room/office/yoga studio with skylights galore and another 4 pc bathroom, perfect for your teenager. The lower level features 9' ceilings, large media/rec room, in-floor heating and a fourth bedroom with a 4 pc. bathroom. This home has just been painted throughout and the carpets have been replaced, all ready for you. Killarney is a beautiful area that's easily accessible to shopping, restaurants , steps to 17th Avenue, and just minutes to the downtown. Call your favorite realtor today for your private viewing.

Built in 2014



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255081    |
| Price          | \$1,020,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,613       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2018b 26a Street Sw |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C1             |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                        |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener                                            |
| Heating           | In Floor, Forced Air, Natural Gas, Hot Water                                                                                                                   |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas, Insert, Living Room                                                                                                                                       |

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Has Basement      | Yes                                                   |
| Basement          | Finished, Full                                        |
| <b>Exterior</b>   |                                                       |
| Exterior Features | Garden, Private Yard                                  |
| Lot Description   | Back Lane, Back Yard, Few Landscape, Private, Rectang |
| Roof              | Asphalt Shingle                                       |
| Construction      | Composite Siding, Stone, Wc                           |
| Foundation        | Poured Concrete                                       |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 41                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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