

\$798,800 - 2603 26 Street Sw, Calgary

MLS® #A2116328

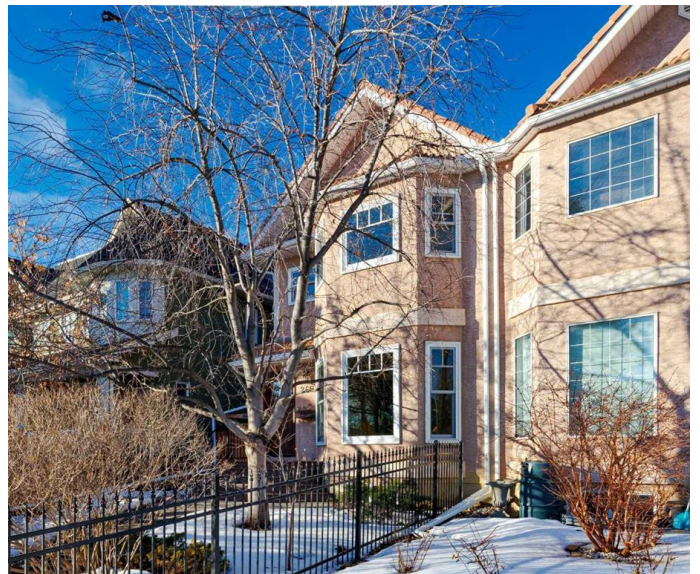
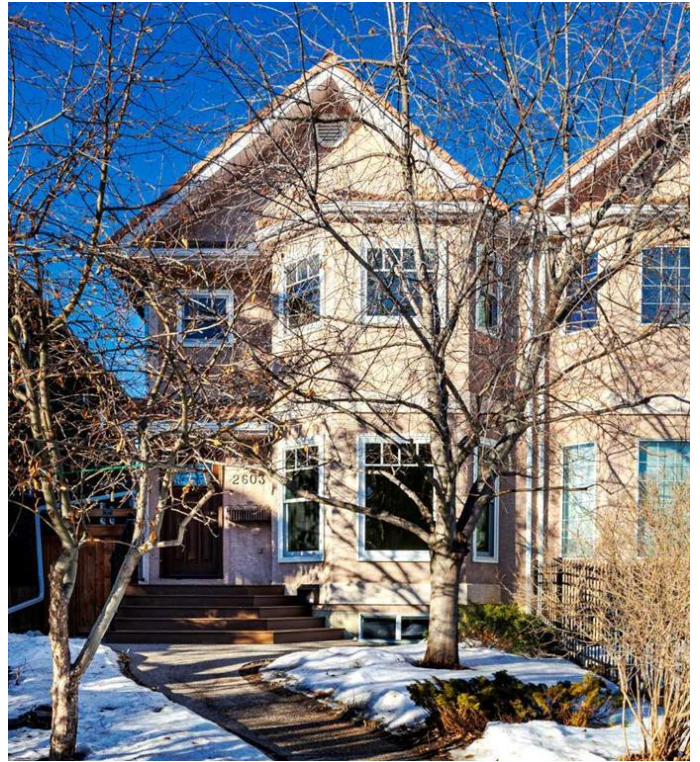
\$798,800

4 Bedroom, 4.00 Bathroom, 2,050 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

****OPEN HOUSE**** Saturday March 30th 12:00 p.m. to 3:00 p.m. Please view the Drone Video and Photos. Welcome to this exceptional 4-bedroom, 4-bathroom semi-detached residence on a tree-lined quiet street in heart of Killarney. A wonderful custom home that offers 2663 sq. ft. of developed space on three floors. Over \$85,500.00 in upgrades, appliances, and built-ins! Exposed aggregate, composite deck and front steps, wrought iron fence, clay tile roof on the house. A custom fiberglass door and spacious foyer with slate floors, welcomes you! Well designed main floor plan with spacious living and dining rooms offering an abundance of natural light, hardwood floors and stone gas fireplace, making this a delight for families and entertaining. Bright main floor Bedroom/Den with east bay window, cork floor and adjacent three-piece bathroom also provides the perfect tranquil home office. A large bright chef's kitchen featuring gas/electric range with oven drawer that cooks to 350 degrees and designer hood fan. New stainless steel French door fridge and dishwasher. An abundance of maple cabinetry, built-in wine rack, appliance garage and walk-in pantry. Adorned with granite counters, slate backsplash and under cabinet lighting. You will enjoy the 8'x5' granite island with sink, garburator, built-in microwave and eating bar for six, making it perfect for social gatherings and meals on the go. Sunny eating area with vaulted ceilings, two skylights and French doors to the private



west patio and yard. This home is an entertainers delight with the large inviting rooms and built-in speakers on the main floor. The side entrance laundry/mud room includes a upgraded LG washer and dryer, wall mounted cabinet and built-in bench. Well designed second level featuring cork flooring throughout, except for tile in the bathrooms. Retreat to the spacious bright bonus loft area featuring a full wall custom cabinet. Spacious primary bedroom retreat with east bay window, huge walk-in closet with organizers and four-piece ensuite bathroom with Jacuzzi tub. A second spacious bedroom with two closets featuring custom built-ins. Four-piece bathroom and three large storage closets in the upper hallway. Professionally developed lower level features a large recreation /games area with two egress windows. Spacious fourth bedroom with alcove is perfect for a large family or guests. Adjacent four-piece bathroom. Large bright workshop/utility area is ideal for the artist or hobbyist with two egress windows. Fenced in dog run can be removed to accommodate additional off-street parking. Killarney offers nearby schools and lots of recreation opportunities! Great transportation with two LRT stations, quick access to downtown and the Stoney Trail Ring Road has you in the mountains in an hour!

Built in 1997

Essential Information

MLS® #	A2116328
Price	\$798,800
Sold Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,050
Acres	0.07

Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2603 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2A8

Amenities

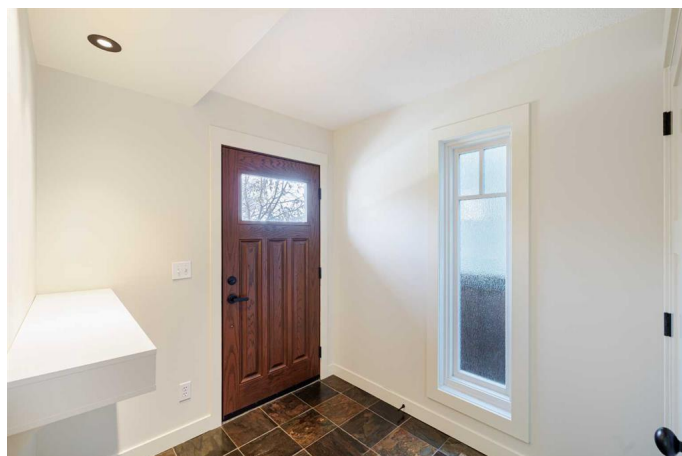
Parking Spaces	2
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Rectangular Lot, Treed
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	March 25th, 2024
Date Sold	April 22nd, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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