

\$949,900 - 2208 26a Street Sw, Calgary

MLS® #A2119395

\$949,900

4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Nestled on a picturesque tree-lined street in the established community of Killarney, this lovely 3+1 bedroom abode boasts over 2800 sq ft of meticulously curated living space. The main level welcomes you with resplendent hardwood floors, lofty ceilings, and an abundance of natural light that dances through the windows, accentuating the allure of the living room adorned with a majestic floor-to-ceiling fireplace surrounded by built-ins. Just steps away, the kitchen awaits, a culinary masterpiece adorned with sleek quartz countertops, a spacious island/eating bar, ample storage solutions, and top-of-the-line stainless steel appliances. An adjacent casual dining area beckons for cherished family gatherings or elegant dinner parties, seamlessly connected to the kitchen for effortless entertaining. Completing the main floor is a practical mudroom and a stylish 2-piece powder room for guests' convenience. Ascend the modern staircase, framed by elegant glass walls, to discover the second level, where three generously sized bedrooms await, accompanied by a convenient laundry room and a 4-piece main bath. The expansive primary suite boasts a vaulted ceiling, a substantial walk-in closet, and a secluded 5-piece ensuite retreat, featuring dual sinks, a serene soaker tub, and a separate shower for indulgent relaxation. The lower level beckons with its plush basement development, boasting radiant in-floor heating, a versatile family/media room complemented by a wet



bar, an additional fourth bedroom, and a 4-piece bath, offering ample space for leisure and guest accommodation alike. Notable highlights include central air conditioning and integrated built-in speakers throughout, enhancing the ambiance and comfort of every space. Step outside to savor the enchanting outdoor oasis, complete with a charming front patio and a private backyard sanctuary featuring a deck, patio, and access to a double detached garage for added convenience. Positioned in an unbeatable locale, residents will relish close proximity to the Killarney Recreation Centre, the verdant greens of Shaganappi Point Golf Course, reputable schools, vibrant shopping destinations, seamless public transit options, and easy accessibility to both 17th Avenue and Crowchild Trail for effortless commuting and urban exploration.

Built in 2013

Essential Information

MLS® #	A2119395
Price	\$949,900
Sold Price	\$964,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,960
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2208 26a Street Sw
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Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2C3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 16th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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