

\$849,900 - 2422 26 Street Sw, Calgary

MLS® #A2119859

\$849,900

4 Bedroom, 4.00 Bathroom, 1,996 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

The one you've been waiting for! Located in the heart of Killarney offering 2850 SF of turn key living + walk out lower level. Main floor features hardwood flooring, 9' ceilings, recessed lighting + loads of natural light! Fabulous living room with corner fireplace and picture window for front yard views. An impressive kitchen highlighted with solid wood cabinetry, granite counter tops, stainless steel appliances (including gas stove & wine fridge), dedicated pantry + abundance of storage space. Lovely dining room easily accommodates large gatherings and leads to upper deck w/gas outlet for BBQ. Separate laundry room with terrific storage space and closet. Upper level features a stunning principle bedroom w/vaulted ceilings, 5-piece spa ensuite with soaker tub & oversized shower. Walk-in closet offers custom built-in drawer unit & shoe shelving - gorgeous! Large 2nd & 3rd family bedrooms (one with walk-in closet) and quality 4-piece family bath w/granite counters. Highly sought after WALK OUT basement offers a wonderful family room/recreation room with 2nd gas fireplace, custom built-in book case, a spacious 4th bedroom and 4-piece guest bath + stay cozy all winter with in floor heat. Enjoy a low maintenance back yard and paved lane in the back alley. Notable updates include roof (house 2016/garage 2022), dishwasher (2023) central air (2019), 2 water tanks (2020), Garburator (2020), Smart thermostat/Alexa integration (2019). Immense pride of



ownership, quality throughout the home, mature trees, quick access to loads of amenities, schools, shopping, LRT, Marda Loop and less than 7 minutes to downtown.

Built in 2003

Essential Information

MLS® #	A2119859
Price	\$849,900
Sold Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,996
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2422 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2E7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,
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	Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Gentle Sloping, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 24th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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