

\$1,219,000 - 2812 26 Street Sw, Calgary

MLS® #A2132310

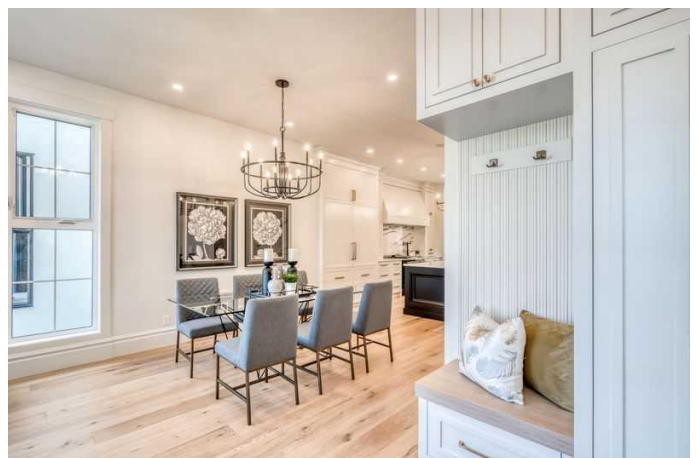
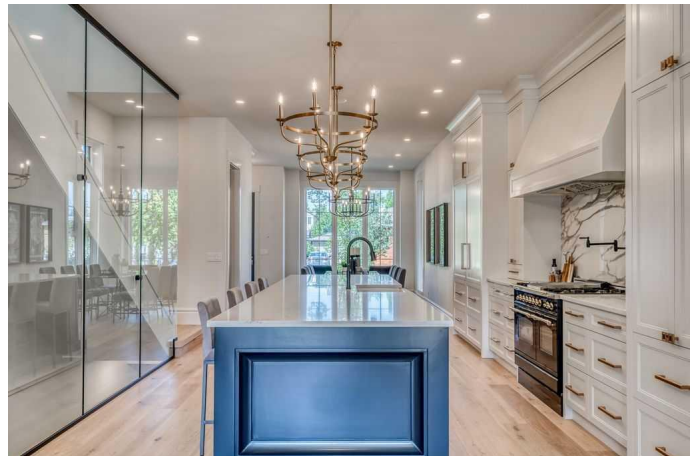
\$1,219,000

4 Bedroom, 4.00 Bathroom, 2,184 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

BEAUTIFUL EXECUTIVE BUILD by award-winning builder Urban Indigo Fines Homes. This amazing home is situated on one of the most desirable streets in Killarney with a coveted location giving you quick access to either the mountains or the downtown core. The home includes 3,217 square feet of developed luxury living space, with 4 bedrooms, 3.5 bathrooms, a finished basement with wet bar and double garage, all thoughtfully placed on this inner-city lot. The quality and invested details are remarkable both from the street and the moment you step inside. The 10' ceilings, fully integrated custom millwork, custom tile-lay and 13' island will ensure that you never run out of awe moments. The kitchen impresses with dully integrated built-in fridges and freezers, custom black and gold Italian range and a custom hood fan which are all well-established signatures of this home. The main floor living room welcomes the concept of indoor/outdoor living with its 12' slider patio leading to a low maintenance covered vinyl deck. The primary bedroom and lavish ensuite are beautifully appointed with vaulted ceilings and a stunning lighting package that provides a timeless and bold aesthetic. Feel spoiled daily thanks to the dual sinks, oversized shower and deep soaker tub. The large walk-in closet is designed with custom built-in cabinetry throughout that is impressive, to say the least. This level is completed by 2 additional well-appointed and spacious bedrooms that



share the indulgent 5-piece family bathroom and a dramatic laundry room that is the ultimate in convenience and beauty making laundry less of a chore. The finished basement has a huge bedroom and fully enclosed glass room that can either work as an in-home gym or office. Kick back and relax in the family room then grab a snack or refill your drink at the chic and glamorous wet bar. The roughed in radiant floor heat has been zoned for three areas is an added bonus. The detached double garage also has potential for an electric car charging station. Design considerations in this home are plentiful and will stand the test of time!

Built in 2022

Essential Information

MLS® #	A2132310
Price	\$1,219,000
Sold Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2812 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E2B2

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Range, Range Hood, Washer/Dryer, Water Softener

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Landscaped, Level, Private

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2024

Date Sold May 23rd, 2024

Days on Market 8

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office Grand Realty

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