

\$1,799,000 - 2616 26a Street Sw, Calgary

MLS® #A2143539

\$1,799,000

5 Bedroom, 4.00 Bathroom, 2,627 sqft

Residential on 0.11 Acres

Killarney/Glengarry, Calgary, Alberta

This is everything you™re looking for in your family™s BRAND NEW DETACHED LUXURY INFILL in KILLARNEY! It features a spacious front home office, a large butler™s pantry, a vaulted primary suite, an upper bonus room, a built-in wine room, and a fully developed basement w/ TWO additional bedrooms! Plus, it has all the bells and whistles you expect from an infill of this calibre – take a look through the pictures to see all the upgrades! The location only adds to this highly desirable home – just north of 26th Ave, you™re nicely tucked away on a quiet street w/ other infills alongside mature trees. You™re a block away from the Killarney Community Assoc., 3 blocks from the Richmond Outdoor Rink, and 6 blocks from community favourites Luke™s Drug Mart, Inglewood Pizza, and Francesco™s Caf ! Shopping and amenities are conveniently located within a 5-10 min drive – either to Westbrook Shopping Centre or Westhills Towne Centre. The main floor of this exquisite home offers a grand foyer w/ direct access to the front sitting room w/ an eye-catching wood panel feature wall, a quiet MAIN FLOOR OFFICE, and an elegant 3-pc guest bath w/ fully tiled shower. 10-ft ceilings and wide plank-engineered hardwood flooring span the entire level into the spacious shared kitchen and family room area, w/ a convenient walkthrough rear mudroom into the large and well-equipped BUTLER™S PANTRY. The open kitchen offers you tons of space for



family and friends, w/ a desirable breakfast nook overlooking the back deck through three walls of windows. The oversized central island has a lovely quartz countertop w/ waterfall edge and open shelving, a dual basin undermount sink, and lots of storage including a pull-out garbage/recycling drawer! There's more space in the pantry, w/ a second fridge, prep sink, beverage fridge, more shelving, and counter space! The family room enjoys an inset gas fireplace w/ built-ins on either side w/ undercabinet lighting and direct access to the back deck through sliding glass doors. The rear mudroom not only has a bench, hooks, and lockers but also a WALK-IN CLOSET and access to the detached TRIPLE CAR GARAGE. Up the wide, open riser stairs, you're greeted to a bonus room w/ transom windows and a beautiful built-in media centre, two secondary bedrooms w/ built-in closets, a modern 4-pc bathroom w/ tub/shower combo w/ full-height surround, and a nice laundry room w/ sink, quartz folding counter. The showstopper is the primary suite w/ vaulted ceiling and luxurious 5-pc ensuite w/ barn door entrance, direct access to the large walk-in closet, standing shower w/ full-height tile, dual vanity, and freestanding soaker tub! The living space continues into the developed basement, w/ TWO ADDITIONAL BEDROOMS, a main 4-pc bath, a sizeable 6-ft x 9-ft WINE ROOM, and, of course, the spacious rec area w/ built-in custom media centre and full-wall wet bar " hosting will be convenient and easy in this space! Act fast and turn this luxury infill into your family's dream home today!

Built in 2024

Essential Information

MLS® #	A2143539
Price	\$1,799,000

Sold Price	\$1,740,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,627
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2616 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2C7

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Freezer, Gas Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	August 15th, 2024
Days on Market	55
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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