

\$799,900 - 2412 26 Street Sw, Calgary

MLS® #A2163697

\$799,900

4 Bedroom, 4.00 Bathroom, 1,908 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2412 26 St. SW, a charming home nestled on a beautiful tree-lined street in the sought-after neighbourhood of Killarney. This home stands out with its unique sandstone front, adding to its curb appeal. Inside, the layout is refreshingly different from typical infills, starting with a flexible front room that can be used as an office, dining area, playroom, or whatever suits your needs. What strikes you first about the main floor is the stunning curved staircase with open risers. Then, you'll experience the modern kitchen featuring a large island and stainless steel appliances. The kitchen flows into the eating nook, and a spacious family room at the back of the home, with its large seating area, gas fireplace, and huge windows overlooking the backyard. There's also a separate mudroom to keep things organized when you enter from the rear garage. Upstairs, you'll find 3 bedrooms, including a luxurious primary suite with vaulted ceilings, large windows overlooking the tree-lined street, and a spa-like 5-piece ensuite. Two more bedrooms are located at the back of the house, with a laundry room conveniently placed between them. The fully developed basement offers extra living space with a cozy family room, a 4th bedroom, and a full bathroom. This home also comes with a double detached garage. Located in one of the city's most desirable areas, there is easy access to 26th Avenue, 17th Avenue, and Crowchild Trail. The Killarney Pool and Fitness Centre is just a few



blocks away, and a short jaunt over the bridge gets you into the heart of the Marda Loop business district. For more details, and to see our 360 Tour, click the links below.

Built in 2007

Essential Information

MLS® #	A2163697
Price	\$799,900
Sold Price	\$781,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,908
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2412 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Granite Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Oven

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Street Lighting, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 19th, 2024
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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