

\$949,000 - 2018b 26a Street Sw, Calgary

MLS® #A2163812

\$949,000

4 Bedroom, 5.00 Bathroom, 2,531 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

*** New Pricing*** This Bright, Contemporary Home offers over 3300 SqFt of Living Area over 4 levels, with 4 bedrooms & 4.5 bathrooms. Featuring an Open Main Floor with sleek Chef's Dream Kitchen including Natural Stone Quartzite Countertops, Top of the Line Stainless Steel Appliances & 5 Burner Gas Stove, ample storage in Crisp White Cabinetry, oversized Center Island, Cappuccino Bar or prep nook, breakfast / casual dining area, & High Ceilings. Gorgeous wide plank engineered hardwood floors flow throughout the main level. Relax or entertain in the stylish living area with Gas Fireplace & Built-in Cabinetry, & enjoy the seamless transition of indoor/outdoor living space through French Doors leading to the private deck & low maintenance Stone Terrace. Cozy Dining Room is tucked away adjacent to the Spacious Front Foyer. Side Entrance / Mud Room area and a 2pc powder room complete the main floor. The 2nd floor hosts the king sized Master Retreat with custom built Walk-In Closet & lavish 5 piece spa-like Ensuite with spacious double sink vanity, soaker tub & separate shower, 2nd Bedroom with walk-in closet, a 4pc bath, & laundry room. The Upper Level boasts another 4 pc bath, a large bedroom with walk-in closet, & a Flex Room/Studio with closet, accentuated by Vaulted Ceilings, Skylights & large windows which Flood the area with Natural Light - Perfect area for an Art or Music Studio, Family Room, Office, Fitness area or let your vision



become reality! The fully developed basement has 9' ceilings and in-floor heat, a large Family Room, generously sized 4th Bedroom & 4pc bath. Kinetico Water system, Vacuum System, Hunter Douglas Window Coverings, & Fully Fenced back yard. The Double Detached Garage is insulated and drywalled & equipped with a 240 V electric heater. The Location is Ideal- close proximity to numerous schools, C-train station, Shopping, Killarney Pool & Fitness Centre, Restaurants & Pubs on 17th Ave, just Steps to a Park, easy access to the Mountains, & a quick commute to Downtown! This home was thoughtfully Designed to be both functional AND aesthetically pleasing. Tastefully finished to perfection - this home is Move-In Ready!

Built in 2014

Essential Information

MLS® #	A2163812
Price	\$949,000
Sold Price	\$940,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,531
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	2018b 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 2C1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Combination, In Floor, Forced Air, Hot Water, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Insert, Living Room
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Level, Private, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 7th, 2024
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Date Sold	September 18th, 2024
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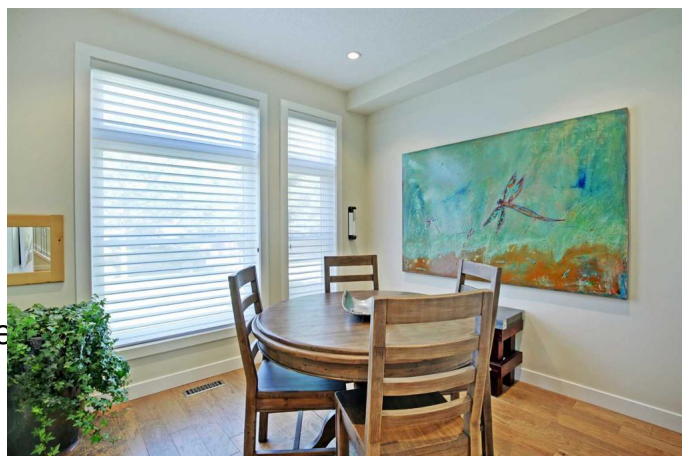
Days on Market	11
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Zoning	R-C2
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HOA Fees	0.00
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Listing Details

Listing Office	Royal LePage Benchmark
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