

# **\$850,000 - 2602 26a Street Sw, Calgary**

MLS® #A2166298

## **\$850,000**

3 Bedroom, 3.00 Bathroom, 1,540 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Offers to be dealt with at 6pm Saturday.  
Fabulous detached two story home on corner lot in prime Killarney location. This lovely home shows immaculately + was extensively renovated in 2014 - looking very current + fresh! Charming curb appeal with front deck + gorgeous landscaping. Main floor offers a spacious front room living room/dining room + with large fireplace in the living room with custom concrete mantle. A chef's kitchen with loads custom cabinetry, quartz countertops, island, stainless steel appliances (Kitchen-Aid fridge, Wolfe range with retractable hood fan), wine fridge + additional wine storage + 2 prep sinks. Kitchen opens up to comfy family room which overlooks the lovely backyard. Upstairs there are two spacious bedrooms + baths. The primary bedroom offers built in California closets + a luxurious ensuite bath with heated flooring, soaker tub, stand alone shower + dual vanities. A third bedroom, large family room with fireplace, full bath, laundry room + storage are all located on the lower level. This level was freshly painted + re-carpeted in the past few years. Beautiful hardwood flooring on main floor, newer windows + blinds throughout, newer lighting fixtures + spotlights + Air conditioning. The extensive landscaping includes IPE hardwood decking, fountain, fire pit + irrigation. There is a natural gas BBQ hook up on deck + double detached garage. This beautiful home is move in ready!!



Built in 1995

## Essential Information

MLS® #	A2166298
Price	\$850,000
Sold Price	\$850,009
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	2602 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2C7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached

## Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	October 2nd, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.