

2412 26 Street SW  
Calgary, Alberta

MLS # A2163697



## \$835,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Many Trees, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

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.