

2602 26A Street SW
Calgary, Alberta

MLS # A2166298



\$850,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: N/A

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!!