

1936 26A Street SW
Calgary, Alberta

MLS # A2175612



\$625,000

Division:	Killarney/Glengarry		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,376 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 300
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

BACK on MARKET. Located in the picturesque and highly desirable community of Killarney, this stunning 1,375.5 sqft townhome combines modern elegance with thoughtful design. Killarney is renowned for its welcoming neighbourhood feel, beautiful parks, and convenient access to top-rated schools, shopping, and dining options, making it an ideal location for families and professionals. On the main level, you'll find a bright and spacious living room with enormous windows that fill the space with natural light, complemented by a cozy gas fireplace. Perfect for family meals and entertaining, the dining room offers ample space for gatherings. The gourmet kitchen features stainless steel appliances, a central island, quartz countertops, and a built-in dishwasher. Additionally, this level includes a convenient 2-piece bathroom and extends to a charming balcony, perfect for enjoying your morning coffee. Upstairs, the townhome offers two luxurious bedrooms, each with its own 4-piece ensuite and spacious walk-in closet. The primary bedroom is a serene retreat with a high vaulted ceiling and large windows that invite ample natural light. A conveniently located laundry room on this level adds to the home's functional design. The lower level features a versatile hobby room, perfect for a home gym, office, or creative space, and provides access to the attached single-car garage. The townhome is also equipped with built-in speakers throughout. Experience the perfect blend of style, comfort, and convenience in this beautiful townhome. Don't miss the opportunity to make this exceptional property your new home.