

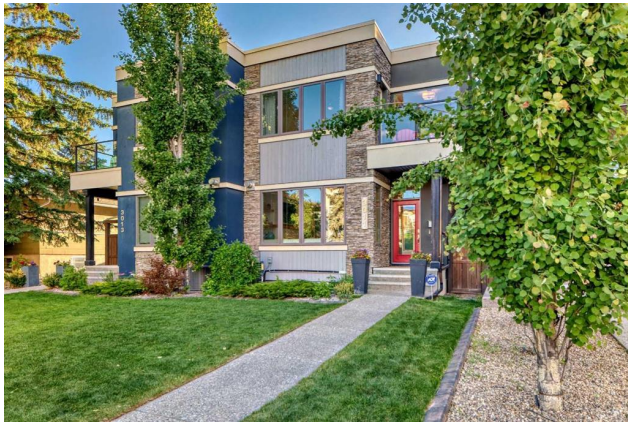


THE
A-TEAM

**RE/MAX
FIRST**

3011 26A Street, Calgary T3E 2E2

MLS®#: **A2140292** Area: **Killarney/Glengarry** Listing Date: **06/13/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 21-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,873**
 Low Sqft:
 Ttl Sqft: **1,873**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,City Lot,Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Rolled/Hot Mop** Construction: **Mixed**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`11" x 3`11"	Living Room	Main	13`10" x 18`0"
Kitchen With Eating Area	Main	15`5" x 16`6"	Dining Room	Main	8`11" x 12`10"
Pantry	Main	4`1" x 4`5"	Mud Room	Main	8`2" x 7`5"
2pc Bathroom	Main	2`11" x 7`5"	Bedroom - Primary	Second	14`5" x 14`2"
Walk-In Closet	Second	6`5" x 10`6"	3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	11`3" x 9`6"	Bedroom	Second	10`3" x 9`6"
4pc Bathroom	Second	9`5" x 4`11"	Laundry	Second	5`3" x 5`10"

Bedroom
Media Room

Lower
Lower

13`10" x 10`11"
14`0" x 19`2"

4pc Bathroom

Lower

8`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

56610

Zoning:
DC

Remarks

Pub Rmks:

Nestled in a serene corner of Killarney, this custom infill offers over 2600 sq ft of beautifully designed bright and open living space! Freshly painted and brimming with upgrades, this home boasts a spacious and thoroughly modern layout with 4 bedrooms, 3.5 baths, and 9' ceilings on all levels. The sleek open kitchen is the centerpiece, featuring a stunning 14' quartz island perfect for entertaining. The upstairs, also brightened by skylights and window upgrades, features a primary bedroom suite with huge walk-in closet, en-suite, and a private morning balcony, with two additional large bedrooms and convenient upper laundry room. The builder-finished basement adds even more functional space, with a bedroom, media room, and wet bar. Outside, the fully landscaped West backyard and East balcony offer delightful retreat with low maintenance landscaping, lit composite decking and an oversized double garage. The lot (and street) have a beautiful mature canopy. Designed for ease and sustainability, this custom build includes many "clean home" upgrades such as high-end air and water purification systems, central air conditioning, heated floors, and Hunter Douglas blinds. Located on a quiet leafy street in North Killarney, near the community center gardens and tennis courts and the hidden pedestrian bridge over to Richmond Green, you can walk to multiple schools, Killarney pool, parks, shopping, and many many restaurants. It's just a short distance from both uptown 17th and Marda Loop and a 12 minute drive downtown. The perfect balance of tranquility and convenience in a beautiful well rounded home!

Inclusions:
Property Listed By:

None
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

