



THE
A-TEAM

**RE/MAX
FIRST**

2213 26A Street, Calgary T3E 2C2

MLS®#: **A2150215** Area: **Killarney/Glengarry** Listing Date: **09/19/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,454**
 Low Sqft:
 Ttl Sqft: **1,454**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Yard Lights**
 Park Feat: **Alley Access,Double Garage Detached,Heated Garage,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 8`4"	Kitchen	Main	13`0" x 13`0"
Bedroom - Primary	Upper	12`8" x 10`10"	Bedroom	Upper	9`4" x 9`0"
Family Room	Basement	15`8" x 15`2"	4pc Bathroom	Basement	10`10" x 6`4"
Foyer	Main	5`0" x 4`0"	Living Room	Main	18`10" x 12`6"
2pc Bathroom	Main	6`0" x 3`0"	3pc Ensuite bath	Upper	9`0" x 5`0"
Bedroom	Upper	12`0" x 10`4"	4pc Bathroom	Upper	9`2" x 4`11"
Laundry	Upper	3`6" x 3`0"	Balcony	Upper	9`0" x 3`4"

Family Room
Furnace/Utility Room

Basement
Basement

15`8" x 15`2"
9`8" x 8`4"

Bedroom

Basement

17`0" x 11`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

56610

Zoning:
R-C2

Remarks

Pub Rmks:

4 BEDROOMS | 3 1/2 BATHROOMS | 2-STOREY | 2,060 SQFT OF LIVING SPACE | DOUBLE DETACHED HEATED GARAGE | Welcome to this stunning 2-storey home in the inner city neighbourhood of Killarney. This renovated home features 4 bedrooms, 3 full bathrooms, 1 powder room, a second floor balcony and back deck. Step inside and experience the open concept living area and luxury of hardwood flooring throughout the main floor. The living room features large windows allowing an abundance of natural light into the home as well as a wood burning fireplace with gorgeous tile surround. The heart of the home, the stunning kitchen, beckons with quartz counter tops, designer cabinetry, custom range hood, and gold hardware. The large island, featuring a silgranite undermount sink and statement pendant lighting above invites culinary creativity and serves as a focal point for gatherings. The attached dining room opens up onto the large 24' x 19' deck, perfect for enjoying summer bbqs and evening sunsets. As you make your way upstairs, you will be greeted by the master retreat with a luxurious 3-piece ensuite bathroom with fully tiled shower. The second floor further impresses with two additional bedrooms with one opening onto a private east facing balcony with beautiful views of morning sunrises, a 4-piece bathroom and laundry equipped with stackable washer and dryer. The basement features a spacious family room, fourth bedroom and a 4-piece bathroom. Enjoy your low maintenance back yard with mature trees and optional slide departing from deck. This home also includes a gas heated double detached garage with separate 240v panel, providing the convenient option to add a future EV charger. Close to parks, playgrounds, schools, shopping, tennis courts, baseball diamonds and Killarney Aquatic & Recreation Centre, this home is near it all! Don't miss out on this fabulous home and book your showing today!

Inclusions:
Property Listed By:

**Garage Items (Heater, Cabinet, Overhead Storage Rack, Roog Mount Bike Racks), TV Wall Mounts
RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











