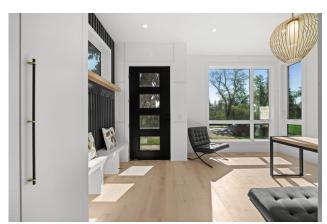


2025 26 Street, Calgary T3E 2A3

Killarney/Glengarry Listing MLS®#: A2155401 Area: 08/06/24 List Price: **\$1,279,000**

Status: **Pending** Calgary Change: None Association: Fort McMurray County:

Date:



General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Lot Information Lot Sz Ar:

Lot Shape:

Year Built:

Residential

Finished Floor Area 2023 Abv Saft:

Low Sqft:

3,121 sqft Ttl Sqft:

<u>Parking</u>

DOM

137

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 2 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped

2,062

2,062

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, In Floor, Fireplace(s), Forced Air Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: **BBQ** gas line, Private Yard Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range

Hood, Refrigerator, Washer

Bar, Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	Dimensions
Den	Main	10`11" x 9`10"	Entrance	Main	6`2" x 11`2"
Kitchen With Eating Area	Main	13`11" x 17`6"	Dining Room	Main	10`11" x 11`7"
Living Room	Main	15`11" x 14`11"	Mud Room	Main	4`5" x 6`1"
2pc Bathroom	Main	3`1" x 6`3"	5pc Ensuite bath	Second	9`11" x 11`2"
Bedroom - Primary	Second	12`3" x 15`11"	Walk-In Closet	Second	5`5" x 7`6"
Laundry	Second	5`7" x 8`2"	Bonus Room	Second	11`2" x 16`4"

 4pc Bathroom
 Second
 6`2" x 10`11"

 Bedroom
 Second
 9`7" x 13`0"

 3pc Bathroom
 Basement
 5`3" x 9`9"

 Game Room
 Basement
 11`4" x 16`5"

 Bedroom
 Second
 9`9" x 13`1"

 Furnace/Utility Room
 Basement
 5`6" x 9`4"

 Bedroom
 Basement
 14`7" x 11`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: 56610

Remarks

Pub Rmks:

** OPEN HOUSE - Saturday December 21st and Sunday December 22nd from 1 pm to 3 pm ** FULLY LANDSCAPED | OVERSIZED INSULATED & DRYWALLED GARAGE | WEST BACK YARD | DESIGNER LIGHTING | ENGINEERED HARDWOOD | HIGH-END KITCHEN | CUSTOM BUILT-INS | HIGH-EFFICIENCY | 4 BEDROOMS & 3.5 BATHROOMS | FINISHED BASEMENT WITH HEATED FLOORS | LAVISH ENSUITE WITH HEATED FLOORS | AIR CONDITIONING | OUTSTANDING LOCATION | This impressive brand new, two storey home in the sought after family friendly neighbourhood of Killarney is situated across from a park and backing west. Pristine design entailes modern finishings, exquisite attention to detail, and contemporary final touches. This main floor includes oversized windows that brightens the foyer, living room, formal open dining room, high-end kitchen, mudroom & natural light from front to back. The kitchen has designer finishes, quartz contertop that can seat 6 individuals, upgraded stainless steel appliances such as a gas cooktop, convection walloven and microwave. The second floor invites you to explore three bedrooms, a full-size upper floor laundry room, five-piece ensuite, a four-piece bath, a lavish & relaxing master retreat w/custom walk in closet and magnificent ensuite with a large soaker tub, double vanity & custom shower. The lower level includes a well layed out family room, a full three-piece bath, rec room and 4th bedroom. The backyard is perfect with a large yard and deck to enjoy the summer nights. This home is located mere minutes from downtown Calgary, the shops in Marda Loop, gyms, boutique fitness facilities, schools, grocery stores & any other amenities that complete the perfect inner city lifestyle. ** We have a second unit that is available to customize, completion would be roughly 30 days from finalizing selections**

Inclusions: Air Conditioning, Hydronic heat Complete

Property Listed By: **eXp Realty**

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



