



THE
A-TEAM

**RE/MAX
FIRST**

2412 26 Street, Calgary T3E 2A7

MLS®#: **A2163697** Area: **Killarney/Glengarry** Listing Date: **09/19/24** List Price: **\$799,900**
 Status: **Pending** County: **Calgary** Change: **-\$35k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Many Trees,Street Lighting**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,908**
 Low Sqft:
 Ttl Sqft: **1,908**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 5`0"	Dining Room	Main	12`4" x 11`4"
Kitchen	Main	14`8" x 14`7"	Living Room	Main	19`11" x 17`9"
4pc Bathroom	Upper	9`0" x 7`2"	5pc Ensuite bath	Upper	9`0" x 10`5"
Bedroom	Upper	9`7" x 12`8"	Bedroom	Upper	9`9" x 12`10"
Laundry	Upper	8`5" x 8`0"	Bedroom - Primary	Upper	12`5" x 14`5"
Walk-In Closet	Upper	7`2" x 8`2"	4pc Bathroom	Basement	4`11" x 10`11"
Bedroom	Basement	19`3" x 12`10"	Game Room	Basement	19`3" x 18`5"

Furnace/Utility Room

Basement

7`10" x 13`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C2

56610

Remarks

Pub Rmks:

Welcome to 2412 26 St. SW, a charming home nestled on a beautiful tree-lined street in the sought-after neighbourhood of Killarney. This home stands out with its unique sandstone front, adding to its curb appeal. Inside, the layout is refreshingly different from typical infills, starting with a flexible front room that can be used as an office, dining area, playroom, or whatever suits your needs. What strikes you first about the main floor is the stunning curved staircase with open risers. Then, you'll experience the modern kitchen featuring a large island and stainless steel appliances. The kitchen flows into the eating nook, and a spacious family room at the back of the home, with its large seating area, gas fireplace, and huge windows overlooking the backyard. There's also a separate mudroom to keep things organized when you enter from the rear garage. Upstairs, you'll find 3 bedrooms, including a luxurious primary suite with vaulted ceilings, large windows overlooking the tree-lined street, and a spa-like 5-piece ensuite. Two more bedrooms are located at the back of the house, with a laundry room conveniently placed between them. The fully developed basement offers extra living space with a cozy family room, a 4th bedroom, and a full bathroom. This home also comes with a double detached garage. Located in one of the city's most desirable areas, there is easy access to 26th Avenue, 17th Avenue, and Crowchild Trail. The Killarney Pool and Fitness Centre is just a few blocks away, and a short jaunt over the bridge gets you into the heart of the Marda Loop business district. For more details, and to see our 360 Tour, click the links below.

Inclusions:

Property Listed By:

N/A

eXp Realty

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







