



THE
A-TEAM

**RE/MAX
FIRST**

2221 26A Street, Calgary T3E 2C2

MLS®#: **A2164177**

Area: **Killarney/Glengarry**

Listing Date: **09/11/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1914**

Finished Floor Area
Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

DOM

8
Layout
Beds: **3 (2 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **French Door,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Storage	Basement	4`4" x 6`11"
Bedroom	Basement	6`6" x 14`6"
4pc Bathroom	Main	6`1" x 6`6"
Dining Room	Main	9`0" x 10`11"
Living Room	Main	9`0" x 11`10"

Room	Level	Dimensions
Storage	Basement	15`0" x 11`6"
Furnace/Utility Room	Basement	9`11" x 6`5"
Bedroom	Main	9`0" x 15`3"
Kitchen	Main	8`10" x 15`4"
Bedroom	Main	9`1" x 9`7"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

56610

R-C2

Remarks

Pub Rmks: ****OPEN HOUSE Saturday Sept 21, 2-4pm** Discover this lovely 3 bedroom character home nestled on a quiet, tree lined street in the heart of Killarney/Glengarry. Step inside and be greeted by timeless charm, including hardwood floors, a clawfoot tub, and a cozy space perfect for both relaxation and entertaining. Outside, a beautifully landscaped yard, large deck, and mature flower garden offer an outdoor oasis to escape from the hustle and bustle. Located just a few minutes from downtown, this home offers single-family living coupled with the convenience of an inner-city location. Close to schools, shopping, nightlife, restaurants, parks & amenities; you don't want to miss the chance to own this inner-city sanctuary!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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







