

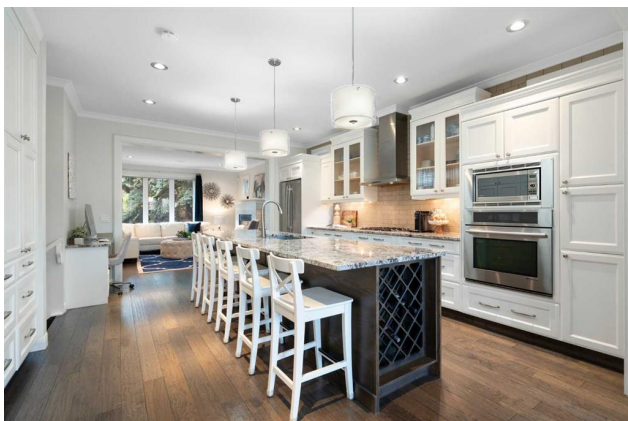


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2822 26 Street, Calgary T3E 2B2**

MLS®#: **A2170434** Area: **Killarney/Glengarry** Listing Date: **10/04/24** List Price: **\$919,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2011**  
 Lot Information  
 Lot Sz Ar: **3,121 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**48**  
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** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Stone Counters,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 5`1"	Dining Room	Main	14`6" x 10`11"
Kitchen	Main	15`10" x 17`7"	Living Room	Main	14`5" x 14`11"
Mud Room	Main	5`6" x 9`11"	3pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	12`11" x 10`2"
Bedroom	Upper	9`10" x 11`11"	Laundry	Upper	5`6" x 8`3"
Bedroom - Primary	Upper	13`6" x 20`8"	Walk-In Closet	Upper	5`10" x 10`6"

4pc Bathroom  
Game Room  
Furnace/Utility Room

Lower  
Lower  
Lower

0`0" x 0`0"  
18`10" x 20`11"  
7`9" x 11`3"

Bedroom  
Storage

Lower  
Lower

19`0" x 10`4"  
6`2" x 10`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**56610**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Welcome to this beautiful two-storey home on one of Killarney's most desirable tree-lined streets! A combination of modern elegance and timeless, functional luxury steps away from numerous amenities in Killarney, Marda Loop and 17th Ave. The main floor features natural stone tiles, gleaming hardwood floors, 9-foot flat-painted ceilings, a gas fireplace and built-in speakers. The open floor plan offers a seamless living space with a spacious living room leading into a showpiece kitchen with an expansive island, granite counters, railway tile backsplash, Jenn-Air appliances including a gas top range, under-mount lighting and wine storage. The formal dining area features a wall of windows overlooking a large private deck & backyard. The main floor also features a mudroom with custom built-ins and a powder room. Move along to the upper floor with staircase lighting and into the primary bedroom, complete with a gas fireplace, walk-in closet and spa-style ensuite with floor-to-ceiling tile accents, a rainforest shower with body jets, a skylight, soaker tub, dual vanities and in-floor heating. The upper floor features two additional bedrooms, a jack-and-jill bathroom, and a convenient laundry room. The lower level features 9 ft. ceilings, in-floor heating, a wet bar, an entertainment unit, a 4-piece bath and a 4th bedroom with a walk-in closet and ample storage space. Additional features included a heated double-detached garage, A/C, and a newer hot water tank on demand (Rennai System). Take advantage of the opportunity to view this beautiful home and make it your own!**

Inclusions:  
Property Listed By:

**Built in shelving, entertainment centre in basement  
RE/MAX Real Estate (Central)**

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



