



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1936 26A Street, Calgary T3E 2B8**

MLS® #: **A2175612** Area: **Killarney/Glengarry** Listing Date: **10/25/24** List Price: **\$625,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **10,365 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,375**  
 Low Sqft:  
 Ttl Sqft: **1,375**

DOM

**4**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane, Landscaped**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Open Floorplan, Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 10`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 12`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 8`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 12`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 9`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`0" x 2`1"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`2" x 11`7"</b>
<b>Hobby Room</b>	<b>Lower</b>	<b>10`9" x 13`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$300**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1711920**

Remarks

Pub Rmks: **BACK on MARKET. Located in the picturesque and highly desirable community of Killarney, this stunning 1,375.5 sqft townhome combines modern elegance with thoughtful design. Killarney is renowned for its welcoming neighbourhood feel, beautiful parks, and convenient access to top-rated schools, shopping, and dining options, making it an ideal location for families and professionals. On the main level, you'll find a bright and spacious living room with enormous windows that fill the space with natural light, complemented by a cozy gas fireplace. Perfect for family meals and entertaining, the dining room offers ample space for gatherings. The gourmet kitchen features stainless steel appliances, a central island, quartz countertops, and a built-in dishwasher. Additionally, this level includes a convenient 2-piece bathroom and extends to a charming balcony, perfect for enjoying your morning coffee. Upstairs, the townhome offers two luxurious bedrooms, each with its own 4-piece ensuite and spacious walk-in closet. The primary bedroom is a serene retreat with a high vaulted ceiling and large windows that invite ample natural light. A conveniently located laundry room on this level adds to the home's functional design. The lower level features a versatile hobby room, perfect for a home gym, office, or creative space, and provides access to the attached single-car garage. The townhome is also equipped with built-in speakers throughout. Experience the perfect blend of style, comfort, and convenience in this beautiful townhome. Don't miss the opportunity to make this exceptional property your new home.**

Inclusions: **N/A**  
Property Listed By: **Melcom Realty LTD.**

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





