



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1930 26A Street #3, Calgary T3E 2B8**

MLS®#: **A2177759**      Area: **Killarney/Glengarry**      Listing Date: **11/12/24**      List Price: **\$589,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **10,365 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,397**  
 Low Sqft:  
 Ttl Sqft: **1,397**

DOM

**10**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Entrance**

Construction: **Stone,Stucco**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Lower	36`5" x 43`8"	Furnace/Utility Room	Lower	15`1" x 35`5"
2pc Bathroom	Main	6`11" x 23`0"	Dining Room	Main	48`3" x 33`2"
Kitchen	Main	35`9" x 37`9"	Living Room	Main	48`3" x 39`0"
3pc Ensuite bath	Upper	25`3" x 13`6"	4pc Ensuite bath	Upper	13`6" x 30`10"
Bedroom	Upper	41`0" x 38`5"	Bedroom - Primary	Upper	46`3" x 43`8"

Legal/Tax/Financial

Condo Fee: <b>\$269</b>	Title: <b>Fee Simple</b>	Zoning: <b>M-C1</b>
	Fee Freq: <b>Monthly</b>	

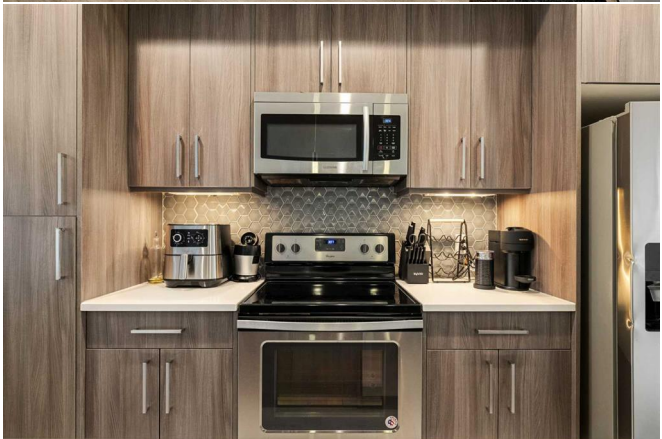
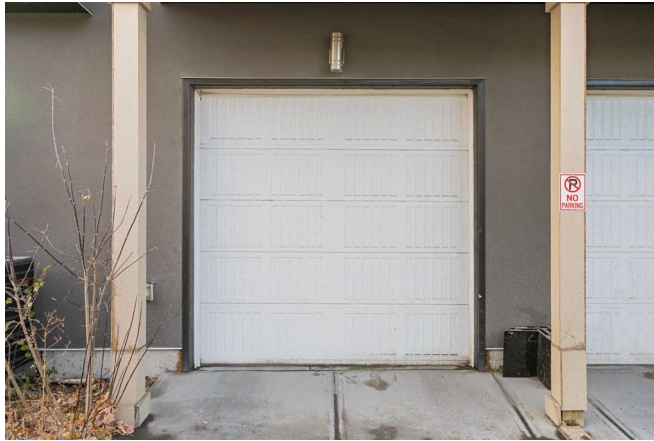
Legal Desc: **1711920**

Remarks

Pub Rmks: **Welcome to this beautiful 3-storey townhouse in the heart of Killarney, offering 2 spacious bedrooms and 2.5 bathrooms. This prime location is just a short distance from downtown Calgary and Westbrook Mall, providing convenient access to shopping, dining, and entertainment options. As you enter the lower level, you'll find a versatile space that can be used as a home office or gym area, leading to a single attached garage for added convenience and storage. On the main level, you are greeted by an open-concept floor plan that seamlessly combines the living room, dining area, and kitchen. The dining room is illuminated by natural light streaming through large windows and offers access to a private balcony, perfect for enjoying the outdoors. The kitchen is designed for both style and functionality, with elegant quartz countertops, durable vinyl flooring, and a full suite of stainless steel appliances, including a refrigerator, microwave, dishwasher, and electric stove. The kitchen is further enhanced by a spacious island and a pantry, providing ample storage and prep space. The large living room features an inviting electric fireplace and multiple windows, filling the space with light and creating a warm, welcoming atmosphere. Upstairs, you'll find two generously sized bedrooms. The first bedroom includes a 4-piece ensuite, while the primary bedroom features a 3-piece ensuite and two large windows that help the room feel even more open and airy. Conveniently located on this level is a stacked washer and dryer, offering ease and efficiency when doing laundry. Killarney is a vibrant community, offering an ideal mix of suburban tranquility and urban convenience. With walking distance to downtown Calgary, commuting is simple and easy. The community also includes the Killarney Aquatic and Recreation Centre, along with nearby shopping, restaurants, and parks, making it a perfect place for families or young professionals alike. Don't miss out on the opportunity to own this exceptional townhouse in a fantastic location. Book your showing today!**

Inclusions:  
Property Listed By: **See Remarks**  
**eXp Realty**

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



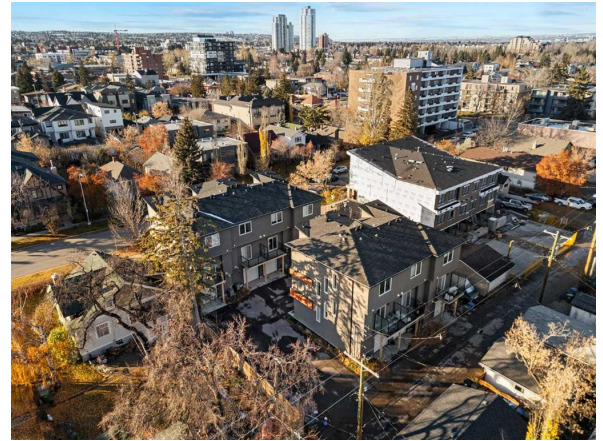












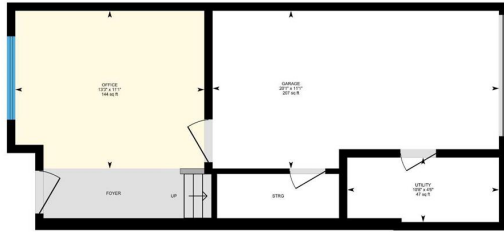






3-1930 26a St SW, Calgary, AB

Entry Exterior Area 243.81 sq ft  
Interior Area 135.83 sq ft  
Excluded Area 321.03 sq ft

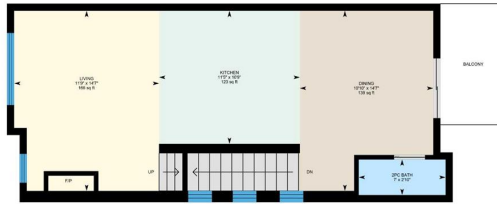


0 3 6 ft PREPARED: 20241106

White regions are excluded from total floor area in OSQDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3-1930 26a St SW, Calgary, AB

Main Floor Exterior Area 555.99 sq ft  
Interior Area 495.28 sq ft

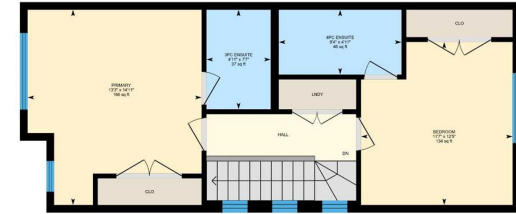


0 3 6 ft PREPARED: 20241106

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3-1930 26a St SW, Calgary, AB

Upper Floor Exterior Area 598.12 sq ft  
Interior Area 525.37 sq ft



0 3 6 ft PREPARED: 20241106

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