



THE
A-TEAM

**RE/MAX
FIRST**

2409A 26A Street, Calgary T3E 2C4

MLS®#: **A2188274** Area: **Killarney/Glengarry** Listing Date: **01/16/25** List Price: **\$769,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,330**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,121 sqft** Ttl Sqft: **1,330**
 Lot Shape:

DOM

6
Layout
 Beds: **6 (3 3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,Private Yard** Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 14`0"	Kitchen	Main	11`4" x 10`3"
Dining Room	Main	13`4" x 10`7"	Bedroom - Primary	Upper	14`6" x 10`7"
2pc Bathroom	Main		4pc Ensuite bath	Upper	
Bedroom	Upper	10`5" x 8`10"	Bedroom	Upper	10`3" x 8`10"
3pc Bathroom	Upper		Game Room	Basement	17`8" x 11`2"
Bedroom	Basement	17`8" x 6`10"	Bedroom	Basement	8`11" x 7`6"
Bedroom	Basement	10`2" x 7`8"	4pc Bathroom	Basement	

Title: **Fee Simple**
Legal Desc: **56610**
Zoning: **R-CG**

Remarks

Pub Rmks: **Super rare find in Killarney! This 6 bedroom, 3.5 bath detached home is an absolute unicorn at this price! Fully finished on all levels with plenty of space for a family and a convenient side entrance with basement access that could be the perfect setup for a future basement suite. Main floor has gorgeous oak hardwood flooring, wood burning fireplace, white kitchen with granite counter tops, stainless appliances including gas stove, nicely appointed dining room and beautiful French doors leading out to a sunny west facing backyard with a large deck, pergola, hot tub and double detached garage. Upper level has a spacious primary bedroom with 4-piece ensuite and private balcony to enjoy your morning coffee. Two additional bedrooms for the kids and a large 3-piece bath with upstairs laundry. Basement has been recently developed with all the permits and features a family room, three additional bedrooms and a full bath with a jetted tub! Amazing location on a quiet tree lined street, just blocks to Killarney Pool, transit, shopping and a host of great amenities. This is an amazing home with incredible potential for a large family wanting to live inner-city. It won't last long so call today to book your private showing!**

Inclusions: **Hot tub negotiable**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











