



THE
A-TEAM

**RE/MAX
FIRST**

2432 26 Street, Calgary T3E 2A7

MLS®#: **A2198365** Area: **Killarney/Glengarry** Listing Date: **03/05/25** List Price: **\$1,125,000**
 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: **2023**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener**

Finished Floor Area

Abv Sqft: **2,103**
 Low Sqft:
 Ttl Sqft: **2,103**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Attached-Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Lighting,Private Entrance** Water Source:
 Ext Feat: **Lighting,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`9" x 7`3"	Dining Room	Main	13`3" x 11`9"
Kitchen	Main	15`7" x 22`1"	Living Room	Main	14`1" x 14`9"
2pc Bathroom	Main	5`11" x 4`11"	Mud Room	Main	5`6" x 11`9"
Bedroom - Primary	Second	12`5" x 20`2"	5pc Ensuite bath	Second	8`9" x 20`2"
Walk-In Closet	Second	8`10" x 6`7"	Bedroom	Second	11`3" x 14`6"
4pc Bathroom	Second	8`8" x 5`0"	Bedroom	Second	9`9" x 13`5"
Laundry	Second	8`9" x 5`11"	Game Room	Lower	19`1" x 16`7"

Bedroom
4pc Bathroom

Lower
Lower

12`3" x 12`7"
8`8" x 4`10"

Walk-In Closet

Lower

6`4" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

56610

Zoning:
H-GO

Remarks

Pub Rmks:

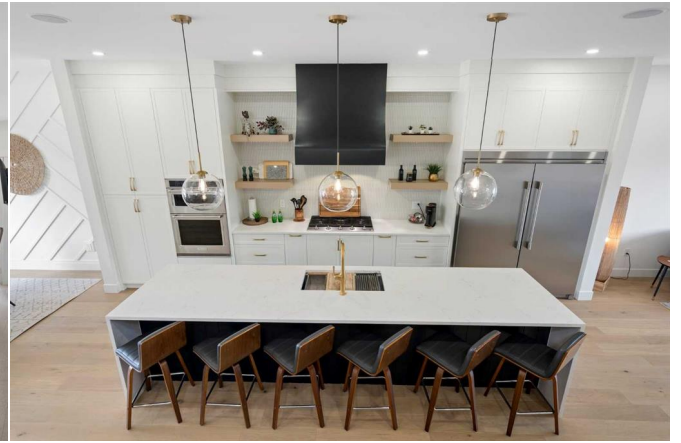
MOVE IN EARLY MAY! Discover the perfect blend of modern farmhouse elegance and luxury in this 4-bedroom, 2,800+ sq/ft semi-detached infill in the heart of Killarney. Nestled on a beautiful tree-lined street, just steps from parks, top-rated schools, and walkable amenities, this stunning home is designed for both comfort and style. From the moment you arrive, eye-catching curb appeal and oversized windows welcome you with an abundance of natural light, highlighting the contemporary, high-end finishes throughout. MAIN LEVEL - AN ENTERTAINER'S DREAM - The gourmet central kitchen is a showstopper, featuring an oversized island with quartz countertops, a custom wood hood fan, and a gorgeous tile backsplash with built-in shelving. The open-concept layout flows seamlessly into the bright and spacious living room, where expansive sliding glass doors lead directly to the deck—perfect for effortless indoor-outdoor living. Cozy up by the gas fireplace, enhanced with full-height tile detailing and custom millwork. Tucked discreetly behind the fireplace, the spacious mudroom offers built-in cabinets, a bench, and shoe storage, with direct backyard access. The powder room, positioned for privacy, features a striking skirted quartz countertop and a stylish blonde wood vanity. UPPER LEVEL - A PRIVATE RETREAT - The primary suite is pure luxury, boasting a full-height decorative wall detail, a built-in media unit with storage, a tray ceiling, and large windows that flood the room with natural light. The walk-in closet is a dream, complete with custom built-in shelving and a mirror. The spa-like ensuite features a freestanding soaker tub, a walk-in shower with full-height tile, and sleek modern blonde wood cabinetry. Two additional spacious bedrooms with tray ceilings and well-sized closets share a beautifully designed main bathroom, complete with a shower/tub combo and full-height tile. LOWER LEVEL - ULTIMATE ENTERTAINMENT SPACE - Lower Level - Downstairs, the large entertainment room is ready for movie nights, game days, and hosting friends & family. The built-in wet bar boasts stunning backsplash tile, quartz countertops, decorative shelving, and cabinetry. A built-in media unit makes this space perfect for cozy nights in. The fourth bedroom is ideal for teens, guests, or a home office, conveniently located next to a full bathroom. THE LOCATION - UNBEATABLE CONVENIENCE - Killarney is one of the most sought-after neighborhoods for young families, offering top-rated schools (Killarney Elementary, École Holy Name School), LRT access, and an abundance of everyday amenities within walking distance. Grocery stores, coffee shops, and parks are just minutes away, ensuring ultimate convenience. Don't miss out on this rare opportunity to own a luxurious, move-in-ready home in a prime location! Book your showing today!

Inclusions:
Property Listed By:

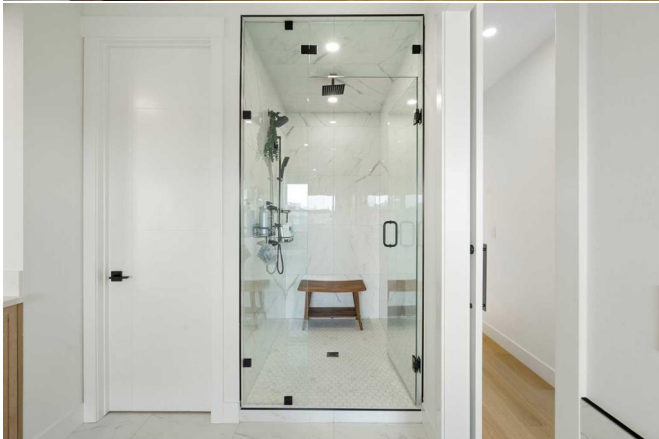
TV Wall Mounts
Royal LePage Benchmark

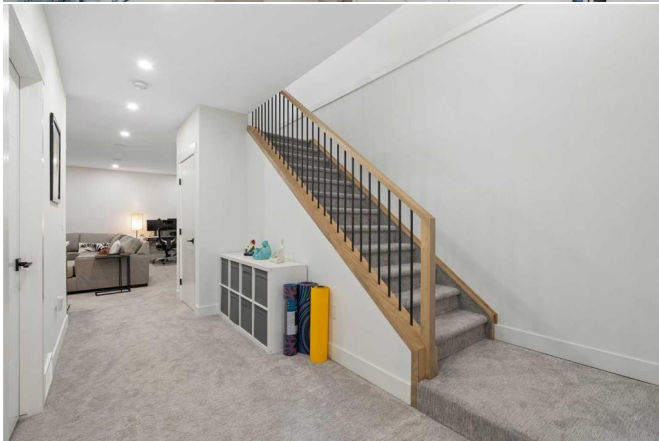
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

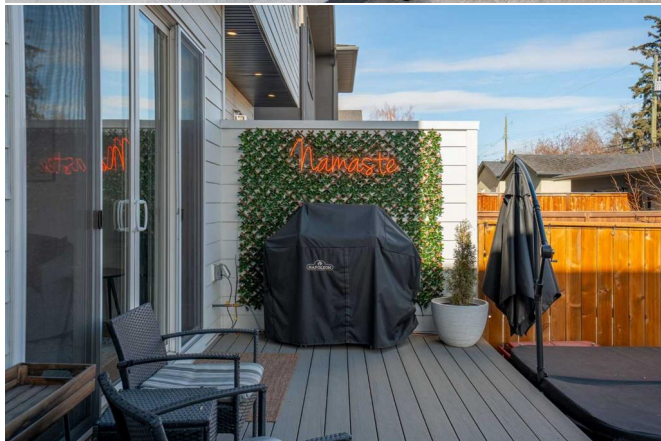
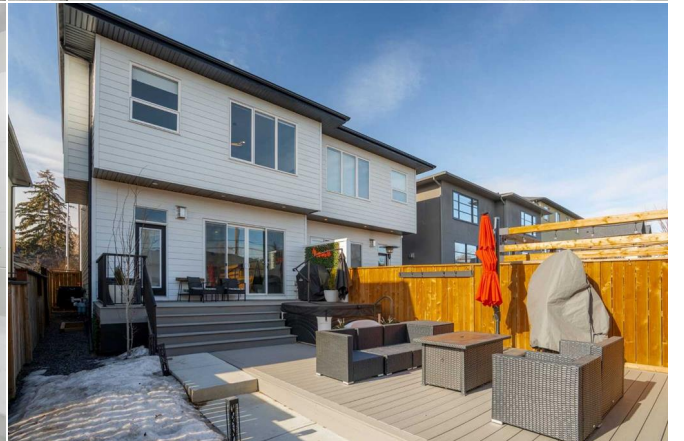












2432 26 St SW, Calgary, AB

Main Floor Exterior Area 1008.91 sq ft



PREPARED: 2025.03.01

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



2432 26 St SW, Calgary, AB

2nd Floor Estimate Area 1096.83 sq ft
Excluded Area 12.85 sq ft



PREPARED: 2024/05/11



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

