

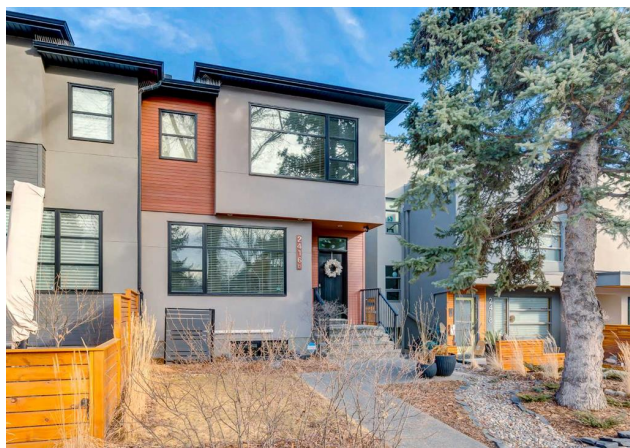


THE
A-TEAM

**RE/MAX
FIRST**

2416B 26A Street, Calgary T3E 2C5

MLS® #: **A2199775** Area: **Killarney/Glengarry** Listing Date: **03/05/25** List Price: **\$1,025,000**
 Status: **Pending** 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:

Finished Floor Area
 Abv Sqft: **2,029**
 Low Sqft:
 Ttl Sqft: **2,029**

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**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Radiant**
 Sewer:
 Ext Feat: **BBQ gas line,Fire Pit**
 Construction: **Cedar,Stucco**
 Flooring: **Carpet,Cork,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,No Smoking Home,Quartz Counters,Recessed Lighting,Skylight(s),Steam Room,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

56610

Remarks

Pub Rmks:

Welcome home to this stunning Treehouse Developments built infill, perfectly situated on one of Killarney's most beautiful streets! This exceptional semi-detached home offers a rare concrete party wall, ensuring superior privacy and soundproofing. Meticulously maintained and thoughtfully updated, the home features new carpets, lighting, fresh paint, and stylish wallpaper. Large windows, south-facing transom windows, and a skylight in the ensuite flood the space with natural light, creating a bright and inviting atmosphere. The main floor boasts an open-concept layout, ideal for entertaining. The kitchen flows seamlessly into the living room, complete with a cozy gas fireplace, and the dining area. Thoughtful storage solutions include a full closet at the front entrance, a mudroom at the back, a walk-in pantry, a beverage fridge station, and built-in shelving around the fireplace. A private office with elegant French doors completes the main level. Upstairs, the serene primary suite features a spacious walk-in closet and a luxurious spa-like ensuite with in-floor heating, a double vanity, a soaker tub with a hand shower. The ensuite also boasts a true spa experience with a steam shower that includes a regular shower, steam function, hand-held showerhead, and body jets. Two additional bedrooms, a full bathroom, and a laundry room with a sink provide both comfort and convenience. The fully developed basement offers a versatile recreation room with cork flooring, perfect for a playroom, home gym, or media space. A fourth bedroom with its own ensuite and walk-in closet and built-in murphy bed adds to the home's appeal. Loaded with extras, this home includes full in-slab heating system, a water softener, VacuFlo system, and air conditioning for warm summer nights. Step outside to a beautifully landscaped backyard featuring a large, maintenance-free deck and a patio with a fire table—ideal for relaxing or entertaining. Located just minutes from downtown with excellent transit access, this home is also close to Marda Loop's vibrant restaurants, boutique shops, top-rated schools, and playgrounds. Move-in ready and waiting for you to enjoy!

Inclusions:

Murphy Bed, Security Door Bells, Yoga Wall, Gym Mirror, TV Wall Mounts, Fire Table in Backyard.

Property Listed By:

MaxWell Capital Realty

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



