



**GRASSROOTS**  
REALTY GROUP

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**2025 26A Street SW**  
**Calgary, Alberta**

**MLS # A2223655**



**\$590,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1911 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Shed

Solidly built dollhouse in the heart of Killarney secluded behind a hedge with three big cedar trees for added privacy. 9' ceiling throughout the upper level. Back yard has a firepit, shed and a private deck facing west for great sun! Quiet neighbourhood just two blocks from 17th Avenue South. Just a short walk to Killarney Aquatic & Recreation Centre, Alexander Ferguson School, Killarney Off leash Park, churches, Shagannappi Golf Course, local pub, and Bow River Cycle path. Five min drive to Westbrook Mall, Walmart Super Centre and Safeway. Great location in the heart of Killarney. Solid bungalow secluded behind a hedge and cedar trees for added privacy.