

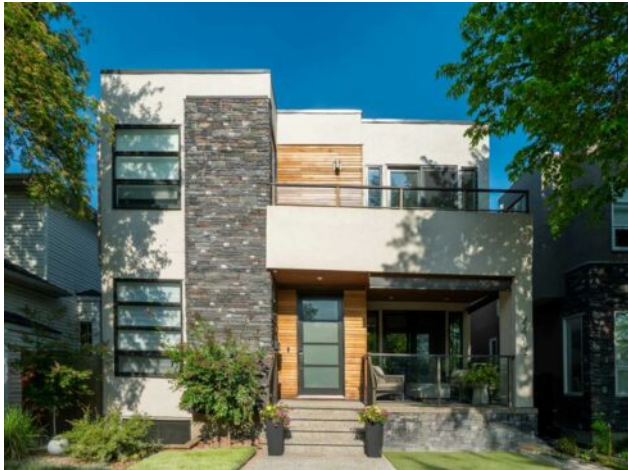


GRASSROOTS
REALTY GROUP

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2412 26A Street SW
Calgary, Alberta

MLS # A2224554



\$1,574,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,890 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4
Garage:	Insulated, Paved, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Central air conditioner units x 2, TV Mount x 2, Projector and Screen, Dishwasher in the basement

Situated on a beautiful, canopy-lined street in the heart of KILLARNEY, this thoughtfully designed estate home offers refined living on a rare 38' x 125' lot with a TRIPLE GARAGE and a backyard PUTTING GREEN for relaxed outdoor enjoyment. Boasting OVER 4,176 SQ. FT. OF TOTAL FINISHED LIVING SPACE, this residence balances sophistication with everyday practicality. The ENCLOSED FRONT OFFICE opens to a covered front deck—ideal for quiet mornings or remote work. The FORMAL DINING ROOM features a striking COFFERED CEILING and direct access to the BUTLER’S PANTRY, creating a seamless transition to the chef-inspired kitchen. Complete with a GAS COOKTOP, BUILT-IN WALL OVEN, and an oversized island, the kitchen flows into the LIVING ROOM where a STONE FEATURE WALL, LINEAR FIREPLACE, and CONTEMPORARY BOX-BEAM CEILING detail add warmth and dimension. Large patio sliders lead to the backyard with a FULL-WIDTH DECK framed by a glass railing. A main floor 3PC BATHROOM with a stand-up shower adds rare flexibility for multigenerational households or visiting guests. Open-riser stairs with a GLASS RAILING lead to the upper level, where a BONUS ROOM with custom millwork separates the secondary bedrooms from the PRIVATE PRIMARY SUITE. BEDROOMS 2 AND 3 each feature WALK-IN CLOSETS and access to a SHARED BALCONY with leafy treetop views. The LAUNDRY ROOM is outfitted with CABINETRY and a UTILITY SINK for added convenience. Double French doors open to the generous primary retreat complete with a TWO-SIDED FIREPLACE, LARGE WALK-IN CLOSET, and a luxurious 5PC ENSUITE showcasing HEATED FLOORS, a JETTED TUB, DUAL VANITIES, and a fully tiled STAND-UP STEAM SHOWER. The FULLY DEVELOPED BASEMENT is

warmed by HYDRONIC IN-FLOOR HEATING and offers a spacious REC ROOM with a stylish WET BAR including a dishwasher and beverage fridge. Movie nights await in the dedicated THEATRE ROOM, fully equipped with a projector, screen, built-in ceiling and wall speakers. A fourth bedroom with a WALK-IN CLOSET and a full 4PC BATH complete this level. Additional highlights include CEILING SPEAKERS, MOTORIZED BLINDS, HUNTER DOUGLAS WINDOW COVERINGS, DUAL FURNACES, and CENTRAL AIR CONDITIONING. The TRIPLE GARAGE is insulated, EV-CHARGER READY, and roughed-in for a gas heater, with convenient access to a PAVED BACK LANE. Just minutes from parks, playgrounds, schools, the Westbrook LRT, and all the shops, dining, and services of 17TH AVENUE and MARDIA LOOP—this is polished inner-city living with every detail considered.