



GRASSROOTS
REALTY GROUP

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2417 26 Street SW
Calgary, Alberta

MLS # A2230550



\$1,249,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,016 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SUITE: Refrigerator, Hood Fan, Electric Stove, Dishwasher, Washer, Dryer

Welcome to this brand-new, exquisitely designed luxury home located in the highly sought-after Killarney inner city area—an exceptional neighborhood just minutes from downtown Calgary. This stunning residence offers superior finishes and thoughtful features that truly set it apart from the competition. Step into the main floor and be greeted by an inviting living room to your left, complete with a cozy fireplace and a discreet half bath. The centrally located dining area flows seamlessly into an adjacent built-in pantry and a spacious kitchen at the back, which overlooks a west-facing backyard with a raised deck — perfect for entertaining or relaxing outdoors. A practical mudroom with a walk-in closet completes the main level, providing ample storage and convenience. Upstairs, the large primary bedroom boasts a vaulted ceiling, private balcony, luxurious ensuite, and generous walk-in closet — a true retreat. Two additional secondary bedrooms feature elegant tray ceilings and walk-in closets, complemented by a well-placed upper laundry room for added ease. The fully finished basement offers a legal suite (pending full approval by the City of Calgary) with a central kitchen, two bedrooms positioned on opposite ends for privacy, and a shared living room area. The front bedroom includes a walk-in closet, sharing a modern four-piece bathroom. For ultimate comfort, the home is pre-wired with a rough-in for air conditioning and equipped with speakers on all levels. This home’s value lies in its exceptional style; stunning curb appeal, high-end finishes, and thoughtfully designed living spaces that elevate everyday living. The landscaping will also be well above average. Don’t miss your chance to own this remarkable and stylish new construction home in the beloved Killarney community.

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