



**GRASSROOTS**  
REALTY GROUP

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**3003 26A Street SW**  
**Calgary, Alberta**

**MLS # A2246583**



**\$760,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 230
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Sunlight pours through oversized windows, bouncing off sleek finishes and creating that “yes, this is the one” feeling the moment you step inside this end-unit townhome in Killarney. With over 2100 sq. ft. of finished living space, air conditioning to keep you cool, & a layout made for both entertaining and everyday ease, this home is where style meets substance. The open-concept main floor feels fresh and inviting, with warm engineered hardwood underfoot and a statement fireplace that anchors the living room in modern design. The kitchen? Total goals. Stainless steel appliances (including a gas range for that perfect sear), quartz counters, upgraded tile backsplash, & endless soft-close storage set the stage for everything from morning lattes to Friday night dinner parties. A spacious dining area flows effortlessly for hosting, while the mudroom with garage access makes the day-to-day ultra convenient. Upstairs, the vibe shifts to restful and refined. The primary suite is a true escape—complete with a custom walk-in closet and a luxe ensuite featuring heated tile floors, spacious fully tiled walk-in shower w/ rainfall shower head and dual sinks. Two more bright bedrooms, an additional 4 pc bathroom plus a stylish laundry room with quartz folding counter keep life organized and easy. The fully finished lower level is your bonus hangout zone: movie marathons, cocktails at the wet bar, or an epic guest space thanks to a large bedroom and full bath. Outside, your private fenced patio with a gas line is made for summer hangs, and the detached garage keeps your car (or your gear) covered. And then there’s Killarney—one of Calgary’s most in-demand inner-city neighborhoods. Think tree-lined streets, coffee shops around the corner, tennis courts and green space just steps away, and a quick ride downtown when you want the city buzz. It’s the

perfect balance of community and convenience. This isn't just a townhome. It's your next chapter: modern, social, and designed for the way you actually live. Book your private showing today and make it yours.