



GRASSROOTS
REALTY GROUP

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2025 26A Street SW
Calgary, Alberta

MLS # A2246679



\$499,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	822 sq.ft.	Age:	1911 (114 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: Shed

Open house on Sunday, August 10th, 1.30-3.30pm Nestled in the heart of Killarney, this solidly built bungalow is hidden away behind a lush hedge and three towering cedar trees, offering rare privacy in the city. Step inside to discover 9' ceilings on the main level, where two charming bedrooms and a bright living space welcome you home. The kitchen features a dual-fuel stove (gas cooktop and electric oven). A sun-soaked west-facing sunroom flows effortlessly onto a private deck and tranquil backyard—perfect for quiet evenings or entertaining friends. Enjoy a peaceful, tree-lined street just two blocks from vibrant 17th Avenue South, and a short stroll to the Killarney Aquatic & Recreation Centre, Alexander Ferguson School, Killarney Off-Leash Park, Shaganappi Golf Course, and the Bow River cycle path. Minutes from Westbrook Mall, Walmart, and Safeway, this location blends community charm with everyday convenience. A true gem in one of Calgary's most desirable neighbourhoods.