



GRASSROOTS
REALTY GROUP

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2606 26 Street SW
Calgary, Alberta

MLS # A2249858



\$475,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	961 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating: Central, Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Siding

Foundation: Poured Concrete

Features: Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: H-GO

Utilities: -

Inclusions: Shed

Semi-detached Keith Built bi-level with 961 sqft above grade and 1922 sqft of total developed living space. Main floor includes a living room, kitchen, dining area, two bedrooms, and a 4-piece bathroom. Lower level includes a family room, two additional bedrooms, flex area, laundry room, 3-piece bathroom, and utility room. Side entrance provides direct access to the basement, for those thinking of a suite conversion (with approval from the City, of course). Windows updated throughout, including large egress windows in basement bedrooms and a wide sunshine window for the rec room, not to mention the giant picture window for the main floor living room. Furnace and hot water tank have been replaced within the last 10 years. Outdoor living space includes a private backyard with a stone patio, flower/vegetable garden space, and paved parking for a second vehicle. There is also a single detached garage with rear-lane access. Out front, you'll love the large front deck and concrete front patio, with even more flower garden spaces. Convenient access to multiple transit routes. Enjoy a variety of shopping and restaurant options on Richmond RD or nearby in Marda Loop. Plus, you're a short walk from the Killarney Pool. School options include Richmond Elementary and A.E. Cross. An outstanding option for first-time buyers entering inner-city home ownership or investors exploring basement suite potential (subject to City of Calgary approval). Contact your realtor for a private showing today!