



**2002 26A Street SW**  
**Calgary, Alberta**

**MLS # A2256848**



**\$699,999**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Wall Mounts, curtain rods

Welcome to this stunning executive corner-unit townhome, located in the heart of desirable Killarney. With CENTRAL AIR CONDITIONING AND IN-FLOOR HEATING, you have over 1,800 sq. ft. of beautifully developed living space. This stylish residence offers an abundance of natural light from the North, South, and West, creating a bright and inviting atmosphere throughout. The main floor features an open-concept layout with high-end finishes, including a sleek quartz island and quartz countertops throughout the kitchen &mdash; perfect for entertaining or casual everyday living. The spacious living and dining areas flow seamlessly, centered around a cozy gas fireplace that adds warmth and charm year-round. Upstairs, you'll find double primary suites, each with its own walk-in closet and private ensuite. One standout suite features rich hardwood flooring, a spa-inspired ensuite with a soaker tub, an oversized glass shower, and double sinks, creating a true owner's retreat. The fully developed basement adds incredible versatility, with a third bedroom, full bathroom, and a spacious recreation/family room &mdash; ideal for guests, a home office, or movie nights. Step outside to your fenced, private yard, offering a serene outdoor space perfect for pets, kids, or summer BBQs. A single detached garage completes the package, providing both storage and convenience. Located in a walkable, well-connected neighbourhood with quick access to downtown, transit, parks, and schools, this home offers the perfect balance of luxury, location, and lifestyle.