

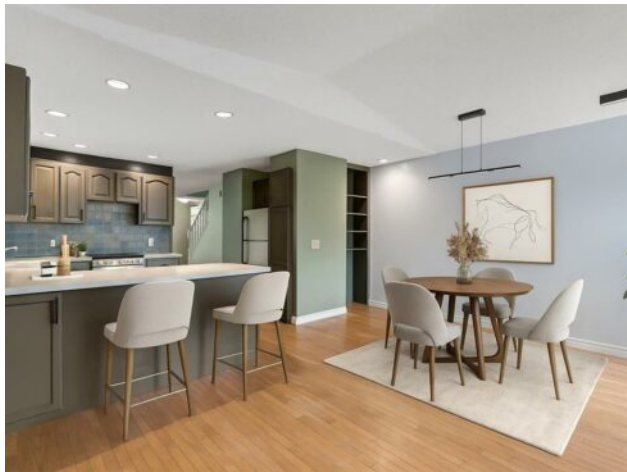


GRASSROOTS
REALTY GROUP

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2638 26A Street SW
Calgary, Alberta

MLS # A2257548



\$655,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Wood	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 2638 26A Street SW in the heart of Killarney, nestled on one of the most beautiful, tree-lined streets in all of Calgary. This thoughtfully laid-out two-storey offers over 1,380 sq ft above grade with a fully fenced yard out back, perfect for your kids or pup. Out front, you're greeted by a shaded west-facing front porch, a perfect spot for enjoying hot coffee or tea in the mornings. Then, step into a bright living space with rich hardwood floors, large bay windows, and tons of natural light. The main floor boasts a generous dining area with a built-in hutch, a wraparound kitchen with bar seating, and a cozy family room with a slate-feature gas fireplace and vaulted ceiling that enhances the openness of the space. Upstairs, you'll find a spacious primary suite brightly lit by a sizeable bay window with a walk-in closet as well as a second bedroom and a full bath featuring a jetted soaker tub and separate shower. A bonus area offering flexible space for guests, a nursery, or a home office completes this floor. The highlights continue outside with your own private oasis accessible from the family room. Enjoy a beautifully treed east-facing backyard with low-maintenance artificial turf, a massive deck for entertaining, and a double detached garage with lane access. Whether you're dreaming of living steps from 17th Ave, downtown, Marda Loop, or Mount Royal University, or you're an investor eyeing a prime inner-city lot for redevelopment, this property delivers in one of Calgary's most desirable neighbourhoods. Contact a real estate agent to book your tour today!