



GRASSROOTS
REALTY GROUP

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2606 26 Street SW
Calgary, Alberta

MLS # A2271579

\$729,000



Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	965 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Covered, Garage Door Opener, Heated Garage, Insulated, Park		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	AC UNIT		

Welcome to your fully renovated Semi-detached home in the heart of Killarney. This stunning property has been transformed from top to bottom, offering nearly 1,900 square feet of living space. The main floor showcases beautiful refinished parquet flooring, a spacious living room that flows onto a west facing balcony, and a modern kitchen. Two bedrooms complete the upper level, along with a fully renovated bathroom featuring Spanish tile and elegant brushed gold accents. The fully developed basement is an entertainer's dream, featuring a stylish wet bar with a second fridge, a rec-room perfect for movie nights or as a home gym, and abundant storage throughout. The laundry room is equipped with top-of-the-line washer and dryer plus tons of cabinetry and a utility sink. With two additional bedrooms and a full bathroom, the basement offers flexible space for guests, a growing family, or the perfect home office setup. Recent upgrades include a new AC UNIT, new hot water tank, upgraded windows, and new PEX plumbing throughout. Outside, enjoy your private concrete patio, fenced yard for your pets, and the convenience of a heated single garage plus extra-large parking pad, ideal for RVs or a large vehicle/truck. Located steps from 17th Avenue, parks, playgrounds, and schools, with downtown just five minutes away, this move-in-ready home offers character, style, comfort, and location. Book your viewing today!