



GRASSROOTS
REALTY GROUP

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2810 26 ST
Calgary, Alberta

MLS # A2276465



\$1,294,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,177 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Crown Molding, Double Vanity, Kitchen Island		

Inclusions:	N/A
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Welcome to this stunning duplex located in the heart of Killarney, crafted by award winning custom home builder, Urban Indigo Fine Homes. This elegantly designed residence combines modern aesthetics with timeless charm, offering a perfect blend of style and functionality. Contemporary Design: Featuring an open-concept layout that seamlessly connects the living space with the kitchen, allowing for effortless entertaining. High-Quality Finishes: Experience luxury with premium materials, from sleek quartz countertops to hardwood flooring throughout the main level and continuing up the stairs and upper hallway. Spacious Living Areas: Enjoy ample space for relaxation and family gatherings, including a cozy living room bathed in natural light. Gourmet Kitchen: The chef's kitchen is equipped with Ilve Dual Range, Fulgor Milano Fridge/Freezer, custom cabinetry, and a large island perfect for meal prep and casual dining. Master Retreat: Unwind in the generously sized master suite that boasts a walk-in closet and a luxurious en-suite bathroom with modern fixtures. Additional Bedrooms: Two more well-appointed bedrooms offer comfort and privacy for family or guests, along with a beautifully designed full bathroom. Outdoor Space: Step outside to your private patio or yard, ideal for summer barbecues or serene evenings under the stars. Prime Location: Situated in Killarney, this duplex offers easy access to local parks, shopping, schools, and dining options, making it an ideal family-friendly neighborhood. Don't miss out on the opportunity to own this remarkable property in one of the most sought-after communities. Schedule a viewing today and experience the exceptional craftsmanship firsthand.