



GRASSROOTS
REALTY GROUP

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3001 26A Street SW
Calgary, Alberta

MLS # A2277071



\$785,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 230
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Blinds

An absolutely pristine 3+1 bedroom corner unit townhome in the established community of Killarney offering over 1500 sq ft of developed living space. The bright & airy main level presents wide-plank hardwood floors & plenty of natural light, showcasing the living room anchored by a floor to ceiling fireplace, spacious dining area & kitchen that's tastefully finished with quartz counter tops, Subway tile backsplash, crisp white cabinetry, island/eating bar & stainless steel appliances. A 2 piece powder room & mudroom with separate entrance complete the main level. The second level hosts 3 good-sized bedrooms, a 4 piece bath & convenient laundry facilities. The spacious primary retreat boasts a walk-in closet & private 4 piece ensuite with dual sinks & oversized shower. Basement development includes a family/media room with wet bar & perfect for game or movie night. A fourth bedroom & 4 piece bath are the finishing touches to the basement. Other notable features include central air conditioning, built-in speakers throughout, front gated patio & a single detached garage. This upscale townhome is conveniently located across from Killarney/Glengarry Community Centre & close to schools, shopping, public transit, Shaganappi Point Golf Course. There's also effortless access to Richmond Road & Crowchild Trail.