



2419 26 Street SW
Calgary, Alberta

MLS # A2290773

\$1,199,000



Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,020 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SUITE: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

SHOWSTOPPER ~ WITH A UNIQUE LAYOUT Welcome to this brand-new, exquisitely designed luxury home located in the highly sought after Killarney inner city area, an exceptional neighbourhood just minutes from downtown Calgary. This stunning residence offers superior finishes and thoughtful features that truly set it apart from the competition. Step into the unique main floor layout and be greeted by an inviting living room to your left, complete with a cozy fireplace and a discreet half bath. The centrally located dining area flows seamlessly into a spacious kitchen at the back, which overlooks a west facing backyard with a raised deck ~ perfect for entertaining or relaxing outdoors. A practical mudroom with a walk-in closet completes the main level, providing ample storage and convenience. Upstairs, the large primary bedroom boasts a vaulted ceiling, private balcony, luxurious ensuite, and generous walk-in closet ~ a true retreat. Two additional secondary bedrooms feature elegant tray ceilings and walk-in closets, complemented by a well-placed upper laundry room for added ease. The fully finished basement offers a legal suite with a central kitchen, two bedrooms positioned on opposite ends for privacy, and a shared living room area. The front bedroom includes a walk-in closet, sharing a modern four ~ piece bathroom. For ultimate comfort, the home is pre-wired with a rough-in for air conditioning and equipped with speakers. This home's value lies in its exceptional style; stunning curb appeal, high-end finishes, and thoughtfully designed living spaces that elevate everyday living. Don't miss your chance to own this remarkable and stylish new construction home in the beloved Killarney community.